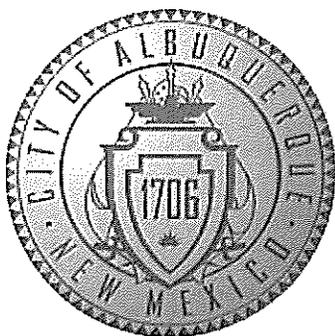


EC-23-344



**CITY OF ALBUQUERQUE**  
**Albuquerque, New Mexico**  
**Office of the Mayor**

Mayor Timothy M. Keller

**INTER-OFFICE MEMORANDUM**

**DATE: August 3, 2023**

**TO:** Patrick Davis, President, City Council  
**FROM:** Timothy M. Keller, Mayor   
**SUBJECT:** Mayor's Recommendation of Architectural Consultants for City Wide On-Call Architectural Services

The Selection Advisory Committee corresponded via email on July 28, 2023 to consider the following project.

*Project:* Project No: 7680.92; Architectural Consultants for 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. We are interested in knowing how you will include opportunities for innovation.

The Committee made the following recommendation:

Dyron Murphy Architects	256
H+M Design Group	254
Vigil & Associates	262

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:

Dyron Murphy Architects  
H+M Design Group  
Vigil & Associates

Mayor's Recommendation of Dyron Murphy Architects, H+M Design Group, and Vigil & Associates for Project No: 7680.92; Architectural Consultants for City Wide On-Call Architectural Services.

This recommendation is being forwarded for Council consideration and action.

Approved:

Lawrence Rael  
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:  
  
Lauren Keefe  
City Attorney

8/6/2023 | 5:00 PM MDT

Date

DS  
BMR

Recommended:

DocuSigned by:  
  
Patrick Montoya

8/4/2023 | 3:26 PM PDT

Patrick Montoya, Director  
Department of Municipal Development

Date

MIM

Attachments:

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

## **Cover Analysis**

### **1. What is it?**

This is an On-Call solicitation for City wide architectural services.

### **2. What will this piece of legislation do?**

This Project will enable City departments to acquire professional architectural consulting services on an as-needed basis in a quick turn-around time.

### **3. Why is this project needed?**

Authorization of this on-call contract will ensure that the mechanism is in place to begin work immediately when needed.

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

It is estimated that this project will not exceed \$1,500,000.00 in basic services. Funding will come from various sources as required and there is the possibility of utilizing federal funding.

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

There is no revenue source associated with this contract.

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

The lack of on-call architectural service contracts will impact the ability of City departments to construct and implement small City wide design projects in a timely manner.

### **7. Is this service already provided by another entity?**

Other on-call architectural contracts are available, however, the current demand for architectural services from various City departments will exceed the capacity of these contracts in the near future.

## Composite Selection Advisory Committee Evaluation Form

Project No: 7680.92; Architectural Consultants for City Wide On-Call Architectural Services

DATE: 8/3/23

Evaluation Criteria	Maximum Points	Firm Name	Firm Name	Firm Name
		Dyron Murphy Architects	H+M Design Group	Vigil & Associates
<b>I. General Information</b> 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
<b>II. Project Team Members</b> 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.	175	151	144	152
<b>III. Respondent Experience</b> 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.	150	131	129	132
<b>IV. Technical Approach</b> 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.	100	81	81	85
<b>V. Cost Control</b> 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.	25	20	22	22
<b>VI. Quality and Content of Proposal</b> 1. Evaluator's rating of overall quality of proposal.	25	23	23	23
Total Possible Points	500	500	500	500
Total Points (Before Point Deductions)		431	424	439
Minus High and Low Scores Total		175	170	177
Total Points (Minus High and Low Scores)		256	254	262
Minus Point Deductions (If Applicable)		0	0	0
Sub-Total (All Applicable Deductions Applied)		256	254	262
Plus Tie Breaker Points (If Applicable)		0	0	0
<b>SAC TOTAL SCORES</b>		<b>256</b>	<b>254</b>	<b>262</b>
Plus Interview Scores		0	0	0
<b>FINAL SCORES</b>		<b>256</b>	<b>254</b>	<b>262</b>

Minutes of the Meeting  
of the  
Selection Advisory Committee  
July 28, 2023

via Email

**Architectural Consultants for  
City Wide On-Call Architectural Services**

**Project No: 7680.92**

**Present:**

Jerry Francis, RA, Department of Municipal Development  
Mark Eshelman, RA, Transit Department  
Stacy Herrera, Department of Municipal Development  
Vanessa Pierson, Department of Municipal Development  
Jennifer Turner, Department of Municipal Development

**Staff:**

Myrna Marquez, Administrator, Selection Advisory Committee

Seven proposals were received in response to the Request for Proposals but one proposal was considered non-responsive since it did not provide a fully completed and executed Pay Equity Worksheet PE10-249 for the current calendar year or a fully executed Agreement and Insurance Certification as required per the legal ad.

**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. We are interested in knowing how you will include opportunities for innovation.

**Estimated Compensation**                      \$ 1,500,000.00

The Administrator contacted the SAC Committee and RFP respondents on July 26, 2023 and advised them that this meeting would take place via email on July 28, 2023. She reminded the SAC Committee to have their scores and comments emailed to her by 9:00am on July 28, 2023.

The Administrator collected the Committee members' scores and she deleted the high score and low score and then totaled the proposal scores. 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:

Aria Studio Consultants	243
Baker A+D	247
Dyron Murphy Architects	256
H+M Design Group	254
Vigil & Associates	262
WHPacific	249

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

Dyron Murphy Architects	256
H+M Design Group	254
Vigil & Associates	262

There being no further business before the Committee, the Administrator adjourned the email meeting by emailing everyone at 3:59pm on 7/28/23.

*Myrna Márquez*

Myrna Marquez, Administrator  
Selection Advisory Committee

cc: City Clerk



DYRON MURPHY ARCHITECTS, P.C.  
City of Albuquerque On Call Architectural Services | Albuquerque, NM



UEI #W6JTMGRFD4B6 | RFP No. 7680.92 | RFP for Architectural Services | Due: July 12, 2023 3:00pm



July 12, 2023

Department of Municipal Development  
One Civic Plaza, 7th Floor, Room 7057  
Albuquerque/Bernalillo County Government Center  
Albuquerque, NM 87102

**RE: City of Albuquerque On-Call Architectural Services**

Dear Members of the Selection Committee,

Dyron Murphy Architects (DMA) would like to express our continued interest in collaborating with the City of Albuquerque (CoA) to deliver projects that will improve our city's built environment. As a dedicated team of architects, we share your commitment to the betterment of communities and recognize the significance of these projects in shaping the future of Albuquerque. Our company mission embodies the core belief that architecture has the power to positively impact communities. We are deeply committed to supporting the CoA and its residents by prioritizing our clients and their visions. By maintaining a client-centric approach, we ensure that every project we undertake reflects the unique needs and aspirations of the community it serves.

At DMA, we have built a strong reputation for delivering exceptional architectural solutions that align with our clients' visions and goals. We understand the importance of adhering to the rules, regulations, and processes established by the CoA in all our endeavors. Our familiarity with your organization's codes and procedures, combined with our extensive experience in working within governmental frameworks, enables us to navigate the complexities inherent in public projects efficiently and effectively.

Our team comprises talented architects, designers, and project managers who possess a diverse range of skills and expertise. We have successfully completed numerous projects of varying scale and complexity, showcasing our ability to deliver innovative and sustainable designs that foster community engagement and enhance the built environment.

Throughout the past 3 years we have successfully completed and continue to work on numerous studies, analyses, site planning, pre-design, design, and/or construction projects for the CoA. With our current on-call contract coming to an end in early 2024, DMA would be honored to continue working with the City. When working with you, we emphasize open and collaborative communication, valuing the input of all stakeholders throughout the design and construction process. We actively seek feedback, encourage transparency, and promote inclusive decision-making, fostering an environment that builds trust and cooperation.

Enclosed, please find our detailed proposal outlining our qualifications, relevant experience, and a comprehensive understanding of the scope of services outlined in the RFP. We believe our track record, combined with our dedication to client satisfaction and community-oriented design, makes us an ideal continuing partner for the City of Albuquerque.

Sincerely,

Dyron Murphy, AIA, NCARB  
President | Principal in Charge  
Registered Architect, New Mexico 3713



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**Certifications**



1

GENERAL INFORMATION

# SECTION 1

## GENERAL INFORMATION



**1. Firm Name**  
Dyron Murphy Architects, P.C.

**Address / Contact**  
4505 Montbel Place NE  
Albuquerque, NM 87107  
505.830.0203 (p)  
505.830.0237 (f)  
www.dyronmurphy.com

**Established**  
February 12, 2001

**2. # of employees, registration**

Total Employees: 16

**Principal Architects**.....**2**  
Dyron Murphy, NM #003713  
Jim Houser, NM #001923

Project Managers.....2  
Project Coordinators.....2  
BIM/CADD Technicians.....1  
Construction Administrators.....1  
Interns.....5  
Administrative Staff.....3

### Introduction

Since our inception in 2001, our goal has been to support and enhance the built environment of small communities by providing exceptional architectural services which in return can provide valuable resources to locals. Over the years, we have had the privilege of collaborating with the CoA on numerous task orders ranging from studies, analyses, site planning, pre-design, design, and/or construction and project closeout/warranties, gaining invaluable experience and a deep understanding of your projects and processes. We are also familiar with various CoA departments including the assigned Project Manager and department leads.

Our proven track record and familiarity with your organization uniquely position us to deliver outstanding results while aligning with the City's vision and goals.

### 3. Indicate where the services are to be performed.

Our employees and consulting partners proudly live and work in **Albuquerque, New Mexico**. All services required for the completion of the proposed projects under this contract will be performed and delivered by local staff from our Albuquerque offices.

Our team members are passionate about this city that we call home. We have a strong desire to use our design talents and abilities to improve Albuquerque's built environment and we believe that working hand in hand with the City will be extremely beneficial in achieving this shared desire.

# 2

## PROJECT TEAM MEMBERS

# SECTION 2

## PROJECT TEAM MEMBERS



### PROJECT LEADERSHIP

**Dyron V. Murphy**  
Principal In Charge  
[Dyron Murphy Architects](#)

**Jim Houser**  
Project Architect  
[Dyron Murphy Architects](#)

### PROJECT MANAGEMENT

**Oscar Tovar**  
Senior Project Manager  
[Dyron Murphy Architects](#)

### PLANNING & DESIGN

[Dyron Murphy Architects](#)  
**Perla Palomino**  
Project Coordinator

**Lizette Trevizo**  
Architectural Intern

**Daniel Feldbusch**  
BIM Coordinator

### ENGINEERING

[Bohannan Huston](#)  
**Michael Balaskovits**  
Civil Engineer

[Chavez-Grieves](#)  
**Steven Vasquez**  
Structural Engineer

[EEA](#)  
**Mark Mikulin**  
Mechanical Engineer

[Allied Engineering](#)  
**David Gonzales**  
Electrical Engineer

### SPECIALTY CONSULTANTS

[Consensus Planning](#)  
**Ken Romig**  
Landscape Architect

[Geomat](#)  
**Aaron Ezzell**  
Geotechnical Engineer

[High Mesa](#)  
**Joseph Soloman**  
Surveyor

[Balis & Company](#)  
**Jon Balis**  
Cost Estimator

As a design firm, we are fully committed to aligning with the City's goal of assuring efficient and timely completion of capital projects while maintaining the highest quality standards. Our dedication to this objective is evident in our track record of successfully delivering projects on schedule, within budget, and to the utmost satisfaction of our clients.

**Dyron V. Murphy, DMA President and Principal-in-Charge**, will be actively involved in each project advising, offering solutions, and preparing fees. **Jim Houser, Project Architect** will advise and provide technical input and detail on every project and also provide QA/QC. **Oscar Tovar, Senior Project Manager**, will be directly in charge of the daily activities and assignments of the entire design team as well as the coordination of all production activities. Our consulting team members will report to Oscar.

Jim and Oscar will maintain strict cost control of the project by monitoring and controlling project budget. They will also monitor projects for resource assignments, and can add additional personnel from our office as necessary to ensure timely completion of all projects proposed under this contract.



Dennis Chavez Community Center Addition | Albuquerque, NM

## 2. Identify all consultants to be used on the project.

At DMA, we understand the value of a team of experts that work collaboratively to achieve our clients' goals. Our consulting engineering team has been selected based on excellence in their respective disciplines and experience working with the City.

### EEA CONSULTING ENGINEERS | MECHANICAL/PLUMBING

EEA will play a crucial role in the proposed projects by providing expertise in mechanical systems and plumbing infrastructure. They will be responsible for designing, evaluating, and coordinating mechanical and plumbing systems for various projects, including buildings, facilities, and infrastructure under the on-call. The engineer will assess the project requirements, conduct feasibility studies, and develop cost-effective and energy-efficient designs that meet local codes and standards.

### ALLIED ENGINEERING | ELECTRICAL

Allied's work will involve designing, analyzing, and coordinating electrical systems for various projects under the on-call. The engineer will assess project requirements, perform electrical load calculations, and develop efficient and reliable electrical designs that comply with local codes and standards. Additionally, they may work on projects related to renewable energy, energy conservation, and smart grid technologies, contributing to the city's sustainability goals and enhancing its electrical infrastructure.

### CHAVEZ-GRIEVES CONSULTING ENGINEERS | STRUCTURAL

Chavez-Grievess will play a critical role in the proposed projects, focusing on

the design and analysis of structures to ensure their safety and stability. Steve will analyze factors such as load distribution, seismic forces, and environmental conditions to develop robust and efficient structural designs. He will also conduct inspections, perform structural calculations, and provide recommendations to ensure compliance with building codes and regulations.

### BOHANNAN HUSTON | CIVIL

BHI's work involves analyzing and evaluating the feasibility of various projects, including roads, bridges, buildings, and infrastructure. BHI will conduct site inspections and assess environmental factors to ensure compliance with regulations and standards. They will develop detailed engineering plans and designs, considering factors such as traffic flow, drainage, and safety.

### HIGH-MESA | SURVEYING

High Mesa Consulting Group is a full-service Civil, Surveying and Subsurface Utility Consultation firm based in Albuquerque, New Mexico. The services offered by High Mesa Consulting Group range from brief consultations to the overall management of all engineering, surveying, subsurface utility, and land use planning aspects of large and complex projects. They collectively offer

many years of experience enabling them to offer you diversified professional services.

### GEOMAT | GEOTECHNICAL

Geomat's work involves studying the geological and geotechnical aspects of a project site to understand the soil, rock, and groundwater properties. The engineer will conduct geotechnical investigations, including soil sampling, laboratory testing, and geotechnical analysis, to evaluate the site's suitability for construction.

### CONSENSUS PLANNING | LANDSCAPE

Consensus Planning's role will be understanding the project requirements, site conditions, and community needs to create aesthetically pleasing, functional, and sustainable landscapes. They will consider factors like site topography, water management, plant selection, and hardscape elements to enhance the overall urban environment.

### BALIS & CO. | COST ESTIMATING

Balis will conduct detailed cost analyses, including material quantities, labor hours, equipment needs, and subcontractor expenses. They will research and gather current pricing information from suppliers and contractors to accurately estimate project costs.

**3/4.** Provide qualifications of project team members shown in organization plan, including registration and membership in professional organizations. Provide any unique knowledge of key team members relevant to the project.



**DYRON V. MURPHY, AIA, NCARB** | Principal in Charge, DMA

Registered Architect, New Mexico 3713 • Bachelor of Architecture, University of Arizona  
Memberships: AIA, NCARB

Dyron offers 35 years of experience working with on-call contracts and different types of clients including the CoA. Under his leadership, the firm has delivered a broad range of projects, from million dollar office buildings to studies, new construction and small renovation projects for local clients. His experience designing buildings for clients and various organizations across the United States will be of benefit to the City when looking at the variety of projects issued under the on-call. Dyron is involved at the on-set of each project and works with Oscar to discuss the project and prepare the fees. He advises through the various phases of design and construction and offers solutions to both aspects.

**CoA City County Building Level 11 Renovations Albuquerque, NM • CoA Dennis Chavez Community Center Addition Albuquerque, NM • CoA John Marshall Meal Prep Site Renovation Albuquerque, NM • CoA Jack Candelaria Community Center Addition Albuquerque, NM • Dine College On Call Multiple Projects Multiple Locations • Menaul School Dormitories Albuquerque, NM • Shiprock Multipurpose Bldg Shiprock, NM**

**JIM HOUSER, AIA** | Project Architect, DMA

Registered Architect, New Mexico 1923 • Bachelor of Architecture, Arizona State University  
Memberships: AIA

Jim brings over 40 years of experience with a diverse clientele both in and out of New Mexico. He specializes in sustainable buildings while recognizing the importance of culture in design. Jim brings a collaborative approach to every project, bringing clients' visions to life. With extensive experience on various project types including education, healthcare, and commercial, Jim is equipped to contribute to the city's projects and create spaces that reflect and enhance the community's unique identity. He will be involved on all projects and provide technical solutions to design and construction issues. He will advise on the technical details and provide quality control and assurance to ensure the construction documents meet the design standards established within the firm.

**Albuquerque Public Schools (APS) On- Call Albuquerque, NM • APS Multiple Master Plans Albuquerque, NM • APS Sombra Del Monte Renovation Albuquerque, NM • Tohajilee EMS Building Tohajilee, NM • Blanding Health Center Blanding, UT • Chinle Warriors Home Chinle, AZ • Santo Domingo Headstart Santo Domingo, NM • Hopi Healthcare Center Expansion Polacca, AZ • Highland Elementary School System Analysis Clovis, NM**



**OSCAR TOVAR, ASSOC. AIA** | Senior Project Manager, DMA

Assoc. AIA Registered 38106680 • Bachelor of Architecture, University of New Mexico  
Memberships: AIA, USGBC

Oscar brings 22 years of expertise in design, project management, and quality control. He excels at working with clients to understand their core needs and provide them with best-value design solutions. Oscar has fostered a working relationship with the City and has provided the City with exceptional service, effectively delivering on-call projects with tight budgets and compressed schedules by collaborating up-front and keeping them apprised of project progress. Oscar will be involved daily on all projects from the beginning of the project when the initial scope meeting and site visit occurs until completion. He will work with the City to develop fees, schedules and budgets and attend all meetings. Oscar will work with our team to ensure the project is completed on-time, within budget and meets all the requirement of the users.

**CoA City County Building Level 11 Renovations Albuquerque, NM • CoA Dennis Chavez Community Center Addition Albuquerque, NM • CoA John Marshall Meal Prep Site Renovation Albuquerque, NM • CoA Jack Candelaria Community Center Addition Albuquerque, NM • CoA Ladera Golf Course Concession Lobby Renovation Albuquerque, NM • National Hispanic Cultural Center Master Plan Albuquerque, NM**



**PERLA PALOMINO** | Project Coordinator, DMA

Bachelor of Architecture, University of New Mexico

Perla's experience with the City has been ongoing since starting at DMA. She brings experience in Revit, assisting the PM in developing design solutions for projects. The majority of her project experience here at DMA has been On-Call projects for the CoA where she has worked on a variety of projects ranging from feasibility studies to larger additions.

**CoA City County Building Level 11 Renovations Albuquerque, NM • CoA Jack Candelaria Community Center Addition Albuquerque, NM • CoA Ladera Golf Course Concession Lobby Renovation Albuquerque, NM • CoA Pino Yards Building J&E Albuquerque, NM • CoA Gibson Health Hub-Trauma Center Renovations Albuquerque, NM**





**LIZETTE TREVIZO** | Architectural Intern, DMA

Bachelor of Architecture, University of New Mexico

Lizette received her Bachelors in architecture from the University of New Mexico and is continuing for her Masters in architecture to pursue licensure. She has been assisting in the development of technical detailing and overall design for several of our current projects including CoA projects. She is experienced in Auto-Cad and Revit and will be part of the production team for your projects.

**CoA City County Building Level 11 Conference Room Study Albuquerque, NM • CoA City County Building Level 10 Renovations Albuquerque, NM • CoA Pino Yards Building J&E Albuquerque, NM • CoA Gibson Health Hub-Generator Replacement Albuquerque, NM • IAIA Academic Building Addition Santa Fe, NM**



**DANIEL FELDBUSCH** | CAD/BIM Technician, DMA

Associates in Computer Aided Drafting, University of New Mexico at Valencia

Daniel offers 18 years of CAD technician experience in the architectural field, which includes construction administration as well as serving as project job captain. His duties entail taking a project from initial programming through final construction documents. His attention to detail and clarity in drafting convention and standards is exemplary, and his commitment to quality control is unmatched. Daniel's diverse experience with various projects in and around New Mexico including the CoA ensures he can meet the expectations for your projects. He will be responsible for the production of design documents in BIM/Revit.

**CoA Jack Candelaria Community Center Addition Albuquerque, NM • CoA Gibson Health Hub-Trauma Center Renovations Albuquerque, NM • CoA Gibson Health Hub-Main Stairs Albuquerque, NM • Thoreau Middle School Thoreau, NM • Shiprock Incident Command Center Shiprock, NM • Tuba City Long Term Care Facility Tuba City, AZ**



**MARK MIKULIN, PE** | Mechanical Engineer, EEA Consulting Engineers

Professional Engineer, New Mexico 26780 • Bachelor of Science, Texas A&M University

Memberships: American Society of Heating, Refrigeration and Air Conditioning Engineers

Mr. Mikulin is experienced in HVAC systems and plumbing design, and has served as Lead Mechanical Designer and/or Project Manager for new and retrofit projects for commercial, retail, and institutional clients with a focus on distributed utility systems, central plants and building commissioning.

**CoA Santa Barbara Multi-generational Center Albuquerque, NM • CoA City-County Building Level 10 Renovation Albuquerque, NM • CoA City County Building Level 3 Renovation Albuquerque, NM • CoA Police Department Main Headquarters 2nd Floor Renovation Albuquerque, NM • CoA Pino Yards Building J&E Albuquerque, NM • San Jon Fire Station #2 San Jon, NM**



**STEVE VASQUEZ, PE** | Structural Engineer, Chavez - Grieves Consulting Engineers

Professional Engineer, New Mexico 18286 • Bachelor of Science, New Mexico State University

Memberships: ACEC, NMSEA, Aspiring Engineering Principals Leadership Program

Steve's project portfolio is extensive, with projects throughout the city and in the southwest. Steven's repeat clients are some of the largest, and most respected in their fields. It is this ability to manage the structural effort, schedule, and architectural design intent, and not simply engineer in a "vacuum," that has helped Steven grow Chavez-Grieves' image as The Engineering Firm of Choice.

**CoA Dennis Chavez Community Center Addition Albuquerque, NM • CoA John Marshall Meal Prep Site Renovation Albuquerque, NM • CoA Railyards Flue Shop Albuquerque, NM • CoA Railyards Blacksmith Shop Albuquerque, NM • CoA Jack Candelaria Community Center Addition Albuquerque, NM • CoA Ladera Golf Course Concession Stand/Lobby Renovation Albuquerque, NM • CoA Pino Yards Building J&E Albuquerque, NM**



**DAVID GONZALES, PE** | Electrical Engineer, Allied Engineering

Professional Engineer, New Mexico 9261 • Bachelor of Science Electrical Engineering, DeVry Institute

Memberships: National Society of Professional Engineers

David has been directly involved with electrical engineering and construction in Albuquerque, Santa Fe and Northern New Mexico since 1988. His experience includes the design of overhead and underground high voltage distribution, interior and exterior lighting design, instrumentation, communication, fire alarm, and other Special Signal Systems. David and Dennis (electrical designer) are responsible for the design of a variety of educational, commercial, industrial, and institutional construction projects. Their experience working with the CoA has been extensive, giving a strong understanding of the city's policies and procedures.

**CoA Dennis Chavez Community Center Addition Albuquerque, NM • CoA John Marshall Meal Prep Site Renovation Albuquerque, NM • National Hispanic Cultural Center Master Plan Albuquerque, NM • Central New Mexico Community College STEM Office Renovation Albuquerque, NM • Balloon Fiesta Park On-Call Projects Albuquerque, NM**



**MICHAEL BALASKOVITS, PE, LEED AP** | Civil Engineer, Bohannon Huston  
 Professional Engineer, New Mexico 18187 • Bachelor of Science Civil Engineering, NM State University  
 Memberships: NM Society of Professional Engineers, NMSPE Young Engineers Council, National Association of Industrial and Office Properties, North I-25 Association, Society of American Military Engineers  
 Mike's experience includes site development projects, with much of his work focused on public sector facilities, including municipal, educational, and hospital facilities, as well as private sector facilities, including commercial development and master planning efforts. Mike has been responsible for managing infrastructure plan development for roadway, utilities, and storm drainage; performing on-site civil design, including grading, drainage, and utility plans; and providing final certifications for design work. He has also guided projects through the entitlement process, including City of Albuquerque's Environmental Planning Commission (EPC).  
*CoA Biopark Master Plan Albuquerque, NM • CoA Biopark Children's Fantasy Garden Feasibility Study Albuquerque, NM • CoA Biopark Elephant Training Wall and Coordination Albuquerque, NM • CoA Vista Del Norte Park Albuquerque, NM • CoA Westgate Community Center Albuquerque, NM*



**J. AARON EZZELL, P.E.** | Geotechnical Engineer/Project Manager, Geomat  
 Professional Engineer, New Mexico 28303 • Bachelor of Science Geology, North Carolina State University  
 Memberships: American Society of Civil Engineers, Albuquerque Chapter of the Society of Professional Engineers  
 Aaron has over 18 years of experience, and his project management experience includes personnel supervision, scheduling and coordination, technical review, report and proposal writing and review, and client relations. He has been involved in various project aspects including geotechnical site exploration and engineering, general construction inspection, field and laboratory construction materials testing for soils, concrete, asphalt, mortar, and grout, a wide variety of special inspections, shallow and deep foundation observations, and vibration monitoring.  
*Albuquerque Sunport Baggage Handling Building Albuquerque, NM • First Nations Community Behavioral Health Clinic Albuquerque, NM • Lexus of Albuquerque Expansion Albuquerque, NM • Fire Station #37 Albuquerque, NM • West Central Fire Station Albuquerque, NM • UNM SRC Vestibule Albuquerque, NM*



**JOSEPH SOLOMAN JR., P.S., CFEDS** | Professional Surveyor, High Mesa Consulting Engineers  
 Professional Surveyor, New Mexico 15075 • Bachelor of Science Surveying, Ohio State University  
 Memberships: NM Professional Surveyors, NM Board of Licensure for Professional Engineers and Surveyors  
 With 29 years experience, Joseph is responsible for developing new surveying processes and implementing available technology for the department. Additionally, he is also responsible for scheduling of the current workload. Joseph also actively participates in proposing and securing contracts for the firm. Areas of expertise for him include: Construction Staking, Geodetic Control, Large Scale Mapping, and GIS Data Acquisition.  
*CoA Jack Candelaria Community Center Albuquerque, NM • CoA Sunport TSA and Concessions Renovations Albuquerque, NM • CoA Los Altos Park Renovations Albuquerque, NM • CoA Pueblo Alto Mile High GSI Pilot Project Albuquerque, NM • CoA Biopark Zoo Entry Albuquerque, NM • CoA Airport Property Albuquerque, NM • Explora Surplus Property Albuquerque, NM*



**KEN ROMIG, PLA, ASLA, SITES AP, ASSOCIATE** | Landscape Architect, Consensus Planning  
 Registered Landscape Architect, New Mexico 337 • Bachelor of Arts, Beloit College, MCRP, University of NM  
 Memberships: New Mexico Chapter of the American Society of Landscape Architects  
 Ken has 20 years of experience envisioning and designing great outdoor spaces that are responsive to place, human wellness and vernacular traditions. As an accomplished site designer, Ken has been involved in the overall site design, including vehicular and pedestrian circulation, plazas and outdoor classroom design for schools, parks, institutional campuses, health care environments, streetscapes and multi-family housing developments.  
*ABQ Balloon Fiesta Park Phases I and II Albuquerque, NM • Civic Plaza-Fountain and Playground Renovations Albuquerque, NM • Candelaria Nature Preserve Resource Management Plan Albuquerque, NM • Alameda Drain Trail- Master Plan and Implementation of Phases I-III Albuquerque, NM*



**JON BALIS, PMP** | Cost Estimator, Balis & Company  
 Master of Business Administration Finance and Cost Accounting Specialization, University of New Mexico  
 Jon Balis founded Balis & Company, the premier construction cost consulting firm in New Mexico, over 30 years ago. He has over 35 years of experience as an independent cost consultant serving design teams in the Southwest about 40 years of experience in the construction industry. Jon is a specialist in providing cost and schedule control for a variety of projects. He will provide cost estimates and make cost reduction recommendations for your projects.  
*CoA Biopark Australia Exhibit Albuquerque, NM • CoA Albuquerque International Sunport Post Security Improvements Albuquerque, NM • CoA Museum Education Center Albuquerque, NM • COA Heritage Farm at the Biopark Albuquerque, NM • CoA Concessions, Checkpoint and TSA Secure Side Renovations Albuquerque, NM*

# 3

## RESPONDENT EXPERIENCE

# SECTION 3

## RESPONDENT EXPERIENCE



### DENNIS CHAVEZ COMMUNITY CENTER ADDITION PHASE II

Albuquerque, New Mexico

The Dennis Chavez Community Center Phase II project is an addition to the existing community center which provides the community with additional amenities. A portion of the existing building was demolished to allow more space for the new addition. Existing colors and materials were used to provide a cohesive design but used strategically to accentuate the design and facility. The design includes large windows to take advantage of the natural daylight and views to the adjacent park.

The new addition is incorporated into the existing building and circulation paths were maintained for ease of access and security. New spaces as part of the addition to be used by the community include a crafts room, a multi-purpose room with an adjacent warming kitchen and a fitness center.

Oscar was involved with all aspects of the project including day to day coordination, communication and design. Dyon oversaw the entire project to ensure successful completion and all requirements were met. Steve worked on the structural design of the project. Dennis worked on the electrical design of the addition.

#### PROJECT RELEVANCY

- CoA project
- Community Center
- Renovation
- Addition
- Federal funding

#### PROJECT INFORMATION

##### Client

Stacy Herrera | CoA, DMD  
505-768-2768, stacyherrera@cabq.gov

##### Years Services were Provided

2019-2021

##### Construction Cost

\$1,335,867

##### Relevant Team Members

Dyon V. Murphy - Principal in Charge

Oscar Tovar - Project Manager

Steve Vasquez- Structural Engineer

Dennis Scarcell/David Gonzales- Electrical Designer



# JOHN MARSHALL HEALTH & SOCIAL SERVICES CENTER MEAL PREP SITE RENOVATIONS

Albuquerque, New Mexico

The John Marshall Health and Social Services Center project is a renovation to the existing building. The existing building is partially being used by the City of Albuquerque to provide meals to the surrounding community.

The project consists of renovating approximately 6,000 square feet and provides various spaces for various functions. The design will provide a lease space which includes offices, a work room and conference rooms. In addition, a central and community space will also provide a dedicated conference room and open space for the community to use. A small kitchen will be used by employees and the community during events. The existing commercial kitchen will remain but will be updated to better serve the needs of the community. Equipment will be replaced and upgraded to improve the use of the space. The renovations will include upgrades to various systems including finishes, roof, HVAC and lighting. Site improvements are included as part of the renovations including accessibility improvements and new landscape.

Oscar is involved with all aspects of the project including day to day coordination, communication and design. Dyron oversees the entire project to ensure the project is successfully completed and all requirements are met. Steve worked on the structural design of the project. Dennis worked on the electrical design of the renovation.

## PROJECT RELEVANCY

- CoA project
- Community project
- Renovation
- Building upgrades
- Site improvements
- Space adjacency

## PROJECT INFORMATION

Client  
**Carlos Montoya, CoA, DMD**  
 505-768-3827 | [carlosmontoya@cabq.gov](mailto:carlosmontoya@cabq.gov)  
 Years Services were Provided  
 2019-Present  
 Construction Cost  
 \$2,444,186 Estimated  
 Relevant Team Members  
 Dyron V. Murphy - Principal in Charge  
 Oscar Tovar - Project Manager  
 Steve Vasquez- Structural Engineer  
 Dennis Scarcell/David Gonzales- Electrical Designer



## CITY COUNTY BUILDING LEVEL 11 RENOVATIONS

Albuquerque, New Mexico

The Level 11 project involved modifying and enhancing existing spaces, including the Mayor’s conference room and press room, with the aim of improving their functionality. A thorough feasibility study was conducted to determine the optimal revised layout for these areas. The Mayor’s conference room was expanded to accommodate more individuals, while its layout was simplified to ensure better visibility of the display area. The press room was re-imagined as a versatile space that can function as both a press room and a conference room. Additionally, the project involved renovating and optimizing an existing lounge room to create a more efficient and upgraded area for employees, along with the addition of a private office accessible from the main corridor.

Oscar was responsible for coordinating and completing the initial layout as well as day to day coordination, communication, final design and CA. Perla assisted with the design and coordinated the technical documents. Dyron oversees the entire project to ensure the project is successfully completed and all requirements are met. DJ provided electrical design.



## LADERA GOLF COURSE LOBBY/CONCESSIONS RENOVATIONS

Albuquerque, New Mexico

The Ladera Golf Course project is a renovation of the existing clubhouse lobby. The new lobby will include a bar/ serving area to be used along with the adjacent snack area and restaurant. The renovations include a new folding wall partition system which will allow direct access to the exterior courtyard and seating areas. New seating will be provided along the new bar area and the new serving area will be used by the adjacent ballrooms during special events. New and upgraded finishes are incorporated to work with the existing golf course architecture while providing a more modern and updated aesthetic.

Oscar is involved with all aspects of the project including day to day coordination, communication and design. Perla is assisting with the design and is also coordinating the technical documents. Dyron oversees the entire project to ensure the project is successfully completed and all requirements are met. Steve worked on the structural design of the project. DJ worked on the electrical design.



## PUERTO DEL SOL GOLF COURSE CLUB HOUSE FEASIBILITY STUDY

Albuquerque, New Mexico

The feasibility study of the clubhouse at the Puerto del Sol Golf Course is an assessment of the existing conditions of the building and offers solutions to enhance and improve the existing building and immediate adjacent areas. The study offers potential solutions to improve the user experience by updating the building to offer a new and updated clubhouse which will increase the use of the facility and the revenue generated. Improved amenities are proposed as part of the design which includes an outdoor patio and seating area along with a location for food truck vendors. Modern finishes on the interior and exterior of the building along with retail design is proposed to update the overall facility.

Oscar was responsible for coordinating and completing the study. Perla assisted with the existing building documentation. Dyron oversees the entire project to ensure the project is successfully completed and all requirements are met.

### PROJECT INFORMATION

Client: Jesse Valdez, CoA, GSD  
505-697-8075 | jessevaldez@cabq.gov  
Years of Services: 2021-2022  
Construction Cost: \$479,000  
Relevant Team Members  
Dyron V. Murphy- Principal in Charge  
Oscar Tovar- Senior Project Manager  
Perla Palomino- Architectural Intern  
Dennis S./David G.- Electrical Designer

Client: Carlos Montoya, CoA, DMD  
505-768-3827 | carlosmontoya@cabq.gov  
Years of Services: 2022-Current  
Construction Cost: TBD  
Relevant Team Members  
Dyron V. Murphy- Principal in Charge  
Oscar Tovar- Senior Project Manager  
Perla Palomino- Architectural Intern  
Steve Vasquez- Structural Engineer  
Dennis S./David G.- Electrical Designer

Client: Carlos Montoya, CoA, DMD  
505-768-3827 | carlosmontoya@cabq.gov  
Years of Services: 2022-Current  
Construction Cost: N/A  
Relevant Team Members  
Dyron V. Murphy- Principal in Charge  
Oscar Tovar- Senior Project Manager  
Perla Palomino- Architectural Intern



## ARROYO DEL OSO GOLF COURSE REPAIRS

Albuquerque, New Mexico

The project involved repairing and enhancing the existing club house and site elements that suffered damage. Specifically, the exterior wall of the club house, along with the exterior soffit and structural members, requires structural repair. Additionally, the roof and site drainage systems were assessed and modified. Site features such as sidewalks, gates, bollards, walls, and landscaping are also undergoing repairs and improvements.

In the initial phase, a comprehensive study was conducted to assess the extent of the damage and determine the necessary repairs.

Oscar worked with the CoA and the structural engineer to develop the assessment. He also worked on the technical documents along with Lizette. The structural engineer was also involved from the beginning of the project until completion.



## JACK CANDELARIA COMMUNITY CENTER ADDITION

Albuquerque, New Mexico

The addition to the existing Jack Candelaria Community Center expands the multi-purpose room that houses all of the boxing rings and training equipment. The project also includes the renovation of portions of the existing community center. Circulation and layouts were analyzed and improved to increase the functionality of the space. The addition will provide a new elevation and updated "face" as part of the front of the building. Large windows will not only allow natural daylight into the interior training spaces but will also provide views from both the interior and exterior. Visitors will be able to see inside the building as they approach the front of the building.

Oscar is involved with all aspects of the project including day to day coordination, communication and design. Perla is assisting with the design and is also coordinating the technical documents. Dyron oversees the entire project to ensure the project is successfully completed and all requirements are met. Steve is responsible for the structural design of the project.



## YOUNG ADULT TRANSITIONAL DORMITORY (CONCEPTUAL DESIGN STUDY)

Albuquerque, New Mexico

The CoA is embarking on a visionary project: the conceptual design of a facility tailored to meet the needs of young adults aged 18 to 25. With an estimated 15,000 to 18,000 SF, the proposed facility aims to offer a comprehensive range of services. The conceptual study evaluates many aspects to successfully develop the proposed building. Collaboratively, a programming document was crafted, incorporating input from multiple entities within the CoA. An adjacency plan was created using the program of spaces to inform users of the importance in adjacencies to create a functional flow within the building. Site studies were also developed at various potential sites to be secured by the CoA to determine the required land space needed to develop this building. As part of the project development, the design team visited a similar facility in New Orleans with the CoA and met with the users of the space to gather information that is critical to the development of this new building. The design team also met with various local organizations to gather additional information that is important to the development of the program and space.

### PROJECT INFORMATION

Client: Carlos Montoya | CoA, DMD  
505-768-3827 | carlosmontoya@cabq.gov  
Years of Services: 2022-2023  
Construction Cost: \$381,208  
Relevant Team Members  
Dyron V. Murphy- Principal in Charge  
Oscar Tovar- Senior Project Manager  
Lizette Trevizo- Architectural Intern  
Steve Vasquez- Structural Engineer

Client: Anthony Villanueva CoA, DMD  
505-768-3826 | avillanueva@cabq.gov  
Years of Services: 2022-Current  
Construction Cost: TBD  
Relevant Team Members  
Dyron V. Murphy - Principal in Charge  
Oscar Tovar - Project Manager  
Perla Palomino - Architectural Intern  
Steve Vasquez- Structural Engineer

Client: Jess Martinez | CoA Family and Community Services, Deputy Director  
505-767-5886 | jrmartinez@cabq.gov  
Years of Services: 2022-Current  
Construction Cost: N/A  
Relevant Team Members  
Dyron V. Murphy- Principal in Charge  
Oscar Tovar- Senior Project Manager  
Perla Palomino- Architectural Intern



## NATIONAL HISPANIC CULTURAL CENTER (NHCC) MASTER PLAN

Albuquerque, New Mexico

Oscar and Dyron conducted various meetings with NHCC staff to discuss the existing campus including the site and the buildings. As part of the site visits, the design team met with and toured the site and buildings with various NHCC staff members to gather information from daily users and develop a comprehensive understanding of the core issues. Discussions regarding existing operations and programs and the growth of the campus were discussed to develop a direction for the master plan. Use of the existing site was also discussed to understand the current functions and determine the lack of spaces needed. Oscar also gathered and collected data from archive drawings of original construction drawings provided by the NHCC as well as previous reports and other data. The master plan document also includes initial investigation, analysis and review of the campus and the existing buildings and infrastructure.



## IAIA RESEARCH CENTER PHASE II

Albuquerque, New Mexico

The project involves renovating and altering a section of the Science and Technology Building on the IAIA campus. The goal is to create new spaces that expand the Art Collections program, which is located across the corridor. The aim is to centralize the various campus spaces. The existing computer, conservation, and chemistry laboratories were renovated to accommodate this expansion. New spaces, such as a Collection Classroom, Archive/ Art Storage, and Archives Classroom, were added. These flexible spaces serve multiple purposes. Additionally, office space and a copy/work room were modified to create a conference room that can also function as a small classroom. Another office was transformed into a Reading Room, providing acoustical treatments for dedicated audio/video recordings. Finally, the lobby area near one of the main building entrances was renovated to include an employee lounge that can also serve as a seating and gathering space during special events, including a designated area for food service.



## IAIA CONTEMPORARY NATIVE ARTS RESEARCH CENTER

Albuquerque, New Mexico

This 9,500 sf expansion has been thoughtfully crafted to seamlessly integrate with the campus, reflecting our commitment to both innovative architecture and honoring the traditions that shape the IAIA community. Within this addition, a thoughtful arrangement of spaces were provided. Offices, classrooms, and fabrication labs have been purposefully designed to optimize functionality and inspire creativity.

Respecting the architectural heritage of the existing Academic Building has been paramount in our design approach. DMA incorporated contemporary elements that blend harmoniously with the campus's existing aesthetic.

Oscar was involved with all aspects of the project including day to day coordination, communication and design. Dyron oversaw the entire project to ensure the successful completion. Steve was responsible for the structural design of the project.

## PROJECT INFORMATION

Client: **Alberto Cuessy, Interim Director**  
505.246.2261

Years of Services: **2017-2018**

Construction Cost: **N/A**

Relevant Team Members

**Dyron V. Murphy, Principal in Charge**

**Oscar Tovar, Senior Project Manager**

Client: **Dr. Robert Martin, IAIA President**  
505-424-2301 | [president@iaia.edu](mailto:president@iaia.edu)

Years of Services: **2022-Current**

Construction Cost: **\$778,266.00**

Relevant Team Members

**Dyron V. Murphy - Principal in Charge**

**Oscar Tovar - Project Manager**

**Perla Palomino - Architectural Intern**

**Steve Vasquez- Structural Engineer**

Client: **Dr. Robert Martin, IAIA President**  
505-424-2301 | [president@iaia.edu](mailto:president@iaia.edu)

Years of Services: **2020-2022**

Construction Cost: **\$2,525,690**

Relevant Team Members

**Dyron V. Murphy - Principal in Charge**

**Oscar Tovar - Project Manager**

**Steve Vasquez- Structural Engineer**

**David Gonzales- Electrical Design**



CoA Jack Candelaria Community Center | Albuquerque, NM

**2. Provide examples of project manager’s city experience within the past five years that demonstrate the Project Manager’s knowledge of City’s procedure.**

#### OVERVIEW

Our proposed Senior Project Manager, Oscar Tovar, has overseen and worked all of the firm’s recent projects under the 2020 City of Albuquerque On-Call contract. He has also completed local projects with Central New Mexico Community College, the National Hispanic Cultural Center and Albuquerque Public Schools.

## 34 AWARDED PROJECTS WITHIN ALBUQUERQUE

#### OUR EXPERIENCE WITH THE CITY OF ALBUQUERQUE - CITY CODES, STANDARDS AND PROCUREMENT

In our experience with various CoA projects, we have taken the appropriate measures to familiarize ourselves with the City’s related policies and building design standards and guidelines. We work closely with the City’s Project Manager to ensure we adhere to the City’s procedures. Our team is familiar with working with all CoA departments including the ePlan permitting online review process, the Fire Marshall’s office, Planning and Zoning, Transportation, Hydrology and all others to obtain the required approvals. We are also familiar working with various departments and user groups involved during design to ensure all needs are met in order to provide a functional space and complete a project successfully. We are also familiar with working with the General Services Department and their facilities operations staff and understand that each department and entity within the City of Albuquerque has specific product and material standards to be used on their projects.

We understand that some of the projects under this on-call contract may be federally funded. We have extensive experience working on federally funded projects and are

aware of the requirements and stipulations for how and when the funds are to be used. We have previously completed CoA projects and are working on current projects that are federally funded. We are familiar with the requirements associated with these projects including the specific procurement procedures as well as the contract requirements. Our experience with fast-track, federally funded projects gives us an advantage when setting and maintaining project schedules. We are also familiar working with the CoA for other procurement procedures. Many of our CoA project have also used the contractor on-call services and the state-wide price agreement. Most recently, we participated and assisted the City on a CMAR process for the Jack Candelaria Community Center project.

**OUR PROJECTS WITHIN THE PAST FIVE YEARS HAVE SUCCESSFULLY BEEN DELIVERED ON TIME AND WITHIN BUDGET. TIME AND COST WILL GUIDE US AS WE DETERMINE PROJECT PARAMETERS AND ESTABLISH AN OVERALL PROJECT FRAMEWORK FOR THE PROJECTS PROPOSED UNDER THIS CONTRACT.**

#### COMMUNICATION AND COORDINATION

As part of our overall experience with CoA projects, we are familiar and know the code standards and requirements established that need to be followed. We have also established communication with the Permitting department and we reach out and coordinate code requirements and interpretations when we need clarification. We do this to ensure that the documents we provide are accurate and correct. In addition, on a recent project renovation project, we met with the various entities at the Fire Marshal’s office early on in the design to discuss site access, requirements and preferences to provide a functional design that would meet and facilitate their needs for accessing the site in case of an emergency. This type of coordination and communication allows the various entities to be involved and allows for the permit process to be shortened since they are familiar with the project by the time they receive the documents for review.

# 4

## TECHNICAL APPROACH



# SECTION 4

## TECHNICAL APPROACH

### 1. Describe respondent's understanding of the project scope.

Our team has held several on-call and IDIQ contracts over the years; we understand that the tasks delivered under these contracts are often technical types – the nuts and bolts projects that keep an organization running. We also understand that the tasks could be anything – from studies, analyses, site planning, pre-design, design, and/or construction phase services which the proposed team is highly familiar with.

Regardless of the project types assigned under this contract, DMA will work diligently to establish a good foundation and gather all background information to understand each project. As part of our experience on similar projects, it is important to analyze and study all existing conditions. We work with the owners and users to obtain and confirm all possible information during design such as existing utilities and existing systems that may be hidden behind walls such as the structural system. We work early on to identify potential issues and eliminate the potential of having unforeseen conditions and extra cost during construction.

**The key is to strive for collaboration.** We bring our expertise to the table but ultimately each project has to work for the end user. Each time we come together we seek to foster understanding while listening and responding to concerns and input from all pertinent parties.

### 2. Describe how respondent plans to perform the services required by the scope.

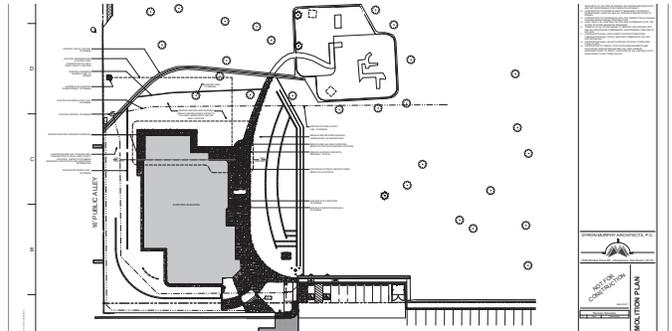
#### PROGRAMMING & INVESTIGATION

*Setting a Strong Foundation:* The initial Programming and Investigation Phase is going to be critical to the success of any project. We believe it is critical to discuss with the entire team the anticipated program of requirements and validate any existing documents as well as completely understanding any required space adjacencies. Our team will engage in active discussions with the City Project Manager, community members, and project stakeholders to verify the most effective strategy for each project to provide a design that will function properly and be cohesive with the surrounding community. We will investigate site conditions and coordinate infrastructure. We will consider key factors such as the surrounding neighborhood, aesthetics, services, safety, maintenance, and facility performance now and in the future.

#### SCHEMATIC DESIGN

*Exploring Solutions:* Using the strategy from the programming phase, our team will explore and develop design strategies while discussing budget and schedule requirements on the

project. We will generate design ideas and solutions to meet your project needs. We will then develop schematic level working drawings for all of the systems outlined in the scope of work, indicating design intent, with ideas on how the project will develop. Our team will incorporate stakeholder feedback into the design documents/drawings and overall project direction.



#### DESIGN DEVELOPMENT

*Getting into the Nuts & Bolts:* During this phase, our team develops the design to increased levels of technical information, engineering and cost control. We will develop our Building Information Model (BIM) to show the team what the project will actually look like when complete. We will review materials, colors, forms and finishes for the project. We will develop the design of the mechanical systems and electrical systems including lighting and special systems. This phase provides the initial stages of construction documents, and will be provided for review by stakeholders involved in the technical content of the design.



#### CONSTRUCTION DOCUMENTS

*Taking Care of Details:* After approval of the Design Development phase, our design team will complete Construction Documents, which will include technical specifications and detailed drawings for bidding. Our schedule will consider ample review time between submittal deadlines, keeping the team very much in the loop of the decision making process in the completion of the bid documents.

## CONSTRUCTION ADMINISTRATION

*Confirming Design Intent:* DMA has a solid history of providing construction administration services for our projects. This is a valuable service we provide for all projects we administer. Our track record is based on providing our clients with true representation during the construction process. This includes virtually any type of construction delivery process, including traditional design-bid-build, design-build, and construction management at risk. Our goal is to provide the utmost in project delivery from start of construction to close out procedures and eventually, occupancy. At the completion of the project, our team will be involved in the 11-month warranty site visit, provide record documents, and general project evaluation of the final design and construction results with our client. We will work to ensure that your project is successfully completed and functions properly.

### 3. Describe specialized problem solving required in any phase of the project.

One of many the greatest assets our team has is the ability to creatively solve design issues. Our knowledge of city projects combined with years of practical experience help us to find and implement successful project solutions.

**COST EFFECTIVENESS:** When a project has a tight budget we make sure we are specifying materials, finishes and building systems that fit within the budget goal. We can provide multiple options for materials to choose from. For example, if cost for certain HVAC equipment is inflated due to shipping out to the project site, we can look into alternate brands or types.

**REALISTIC SCHEDULING:** Even with a tight schedule, DMA provides multiple design concepts so that the district can make informed decisions and choose a layout that is tailored to their specific needs. Recently, one of the biggest challenges we have experienced on multiple projects are the long lead times for items specifically mechanical and electrical equipment. Our design team will work with the CoA and the contractor to come up with solutions to minimize the impact. On a recent HVAC

project at the west side animal shelter, our team collaborated with the contractor and offered a solution to subdivide the electrical equipment. This allowed the use of smaller panels which are more readily available rather than a longer lead time with a larger piece of equipment. Our team also expedites the design of the transformers in order to get them purchased and reduce the wait period.

### COORDINATION WITH MULTIPLE STAKEHOLDERS:

Coordinating with the city and its' various departments is vital in order to meet aggressive schedules and funding deadlines. DMA is experienced gathering all of the various stakeholders involved to make sure that everyone's concerns are adequately addressed.

**BUILDING INFORMATION MODELING (BIM):** This system allows the architectural design and engineering disciplines to coordinate with greater efficiency. BIM provides the capability to model a project virtually and detect conflicts between systems and components early in the design process which allows us to minimize potential issues prior to the start of construction.

**ADVANCED RENDERING:** In addition to providing full services for the technical documentation of a project in Revit, our team offers visual development of a project model with Lumion software. We can create rendered images and fully optimized videos that truly bring a project vision to life. We are able to add people, landscaping, lighting and objects into a presentation to create an immersive atmosphere. This process is especially helpful by allowing end users who have no design background to "feel" the space and have a much better understanding of the proposed design.

**QUALITY ASSURANCE REVIEWS:** Documents and drawings are thoroughly reviewed during each phase of the project by the Project Manager, Project Architect, and Principal in Charge. Each independent review brings a unique perspective and ensures both aesthetic and technical design goals will be achieved.

## QUALITY CONTROL PROCEDURES

-  **Initial Review**  
Review of existing documentation to understand the project
-  **Team Meetings**  
Team meetings immediately after our design review with CoA
-  **Review Standards and Guidelines**  
Review CoA building design standards, guidelines and codes
-  **Review Building Model**  
Review the building model
-  **Review Cost Estimates**  
Review of cost estimates to ensure project is within budget
-  **Review Design Intent**  
Review design intent to meet functionality required by the CoA and the end user



# 5

## COST CONTROL

# SECTION 5

## COST CONTROL

### COST CONTROL OF THE DESIGN PROCESS

We work efficiently to complete the required design within our allocated design fee and budget while still meeting our contract obligations. We do not like to approach our clients and ask for additional fees during the design. There will be instances where additional services during design may be introduced and we will require an additional services fee to cover this scope. We will discuss this with you and your team initially before we formally submit a fee to ensure that the fee will be fair and cost efficient.

### COST CONTROL OF CONSTRUCTION

We review and update our cost estimates at every submittal phase. However, if we notice there are issues with over budget, we will discuss with the owner and present cost saving options to reduce the cost. We will update the cost estimate to include these proposed solutions. In addition, we can revise and update the construction documents and offer either deductive or additive alternates as part of the design. This allows to proceed with the intended design and consider options once the project is bid and costs are presented by the bidders.

If the building can be developed under budget, we can look at options to either enhance the design with the designated funds, or reallocate funds back to the owner if desired. Our flexibility and

familiarity with many cost control techniques allows us to develop the best-fit plan for each of your projects. One important technique we employ includes:

**Collaboration with the General Contractor** - Our team works closely with the contractor to ensure a thorough understanding of design intent at the outset of construction activities. We remain actively involved during construction, making regular site visits and quickly responding to RFIs. Depending on the procurement process that the CoA follows on each project, we are always willing to be a team player and work with whomever we need to, to ensure the project is completed within budget. As an example, on the Ladera Golf Course Concessions Renovations project, we worked directly with an on-call contractor during the bid process to come up with ideas to bring the overall cost down. We worked with the contractor to evaluate equal products that are more cost effective. When the cost was presented to the user, it was within the budget that was mentioned.

Another example is the Jack Candelaria Community Center project. We are currently working with the selected CMAR to ensure the design is completed within the allocated budget for the project. DMA is always available to have discussions to provide a quality project within budget.

### Cost Estimating Techniques

We use various methods to determine and evaluate cost techniques. We use R,S Means/Gordian building construction cost data and our own experience on recent projects and have a database system to develop budget analyses. In addition, we have a consultant that is available to work with our team to develop a detailed estimate.

As the design progresses, we begin to develop a more accurate assessment of probable cost, and in collaboration with the client, and when applicable, the Owner's project representative, make necessary adjustments to the design.

Our extensive experience with various project types aids us in assessing factors such as location, availability of materials and labor, climate, soil conditions and building program implications.

Many of our projects involve an oversight department of project managers and engineers, similar to the Department of Municipal Development. Our team is well-versed in working with all parties to clearly define project goals, identify priorities, and arrive at budget solutions that satisfy both the end users and the administering department.

## 2. Provide comparisons of bid award amount to final cost estimate for projects designed during the past two (2) years.

	Month / Year Bid	No. Bids	Final Cost Est.	Bid Award Amt
<b>CoA Ladera Golf Course Concessions Renovations</b>	May 2023	1	\$650,000	\$677,946.17
<b>IAIA Contemporary Native Arts Research Center</b>	May 2021	3	\$2,610,636	\$2,447,364
<b>CoA ABQ Museum Keleher Gallery South Doors</b>	December 2021	1	\$15,000	\$10,055
<b>CoA City County Building Level 11 Renovations</b>	March 2021	1	\$450,000	\$479,000

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CERTIFICATIONS

# AGREEMENT & INSURANCE CERTIFICATION

City of Albuquerque Capital Implementation Program

## Agreement and Insurance Certification

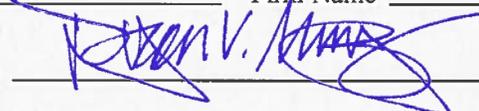
We have reviewed the standard agreement for Engineering or Architectural or Landscape Architectural Services that are required for the project listed below, and hereby certify that we will, if selected for the project, enter into this standard agreement for this project and meet all insurance requirements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

Project Number 7680.92

Date 7/12/2023 Firm Name Dyron Murphy Architects, P.C.

Signature 

Title DMA President/Principal

STATE OF NEW MEXICO )

) ss

COUNTY OF BERNALILLO )



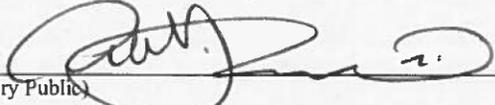
OFFICIAL SEAL  
ARMANDO G. ROMERO JR.  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires: 9/18/24

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

DYRON V. MURPHY

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

5<sup>th</sup> day of July, 2023

  
(Notary Public)

My commission expires: Sept. 18, 2024

# PAY EQUITY REPORTING FORM

## Pay Equity Reporting Form



City of Albuquerque  
www.cabq.gov



Bernalillo County  
www.bermco.gov



Water Authority  
www.abcwua.org

### Company Details

Company Name	DYRON MURPHY ARCHITECTS, PC	Mailing Address	4505 MONTBEL PL NE ALBUQUERQUE, NM 87107
Phone	505-830-0203	NM Employees?	yes
Email Address	aromero@dm-architects.com		

Job Category	No. Females	No. Males	Gap (Abs. %)
1.1 Exec/Senior Level Officials/Mgrs	0	2	N/A
1.2 First/Mid Level Officials/Mgrs	1	2	14.78%
2 Professionals	2	2	20.42%
3 Technicians	4	1	20.83%
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	8	7	19.18%

Total # of Females (all categories)	8	Total # of Males (all categories)	7
Total # Female Only Job Categories	1	Total # Male Only Job Categories	1
Total # Part Time Females	2	Total # Part Time Males	0
Female % Workforce	53.33%	Male % of Workforce	46.67%
Total # Employees	15	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.

Armando G. Romero, Director of Operations      *AG Romero*      Jun 13, 2023  
 Name and Title      Signature      Date Submitted

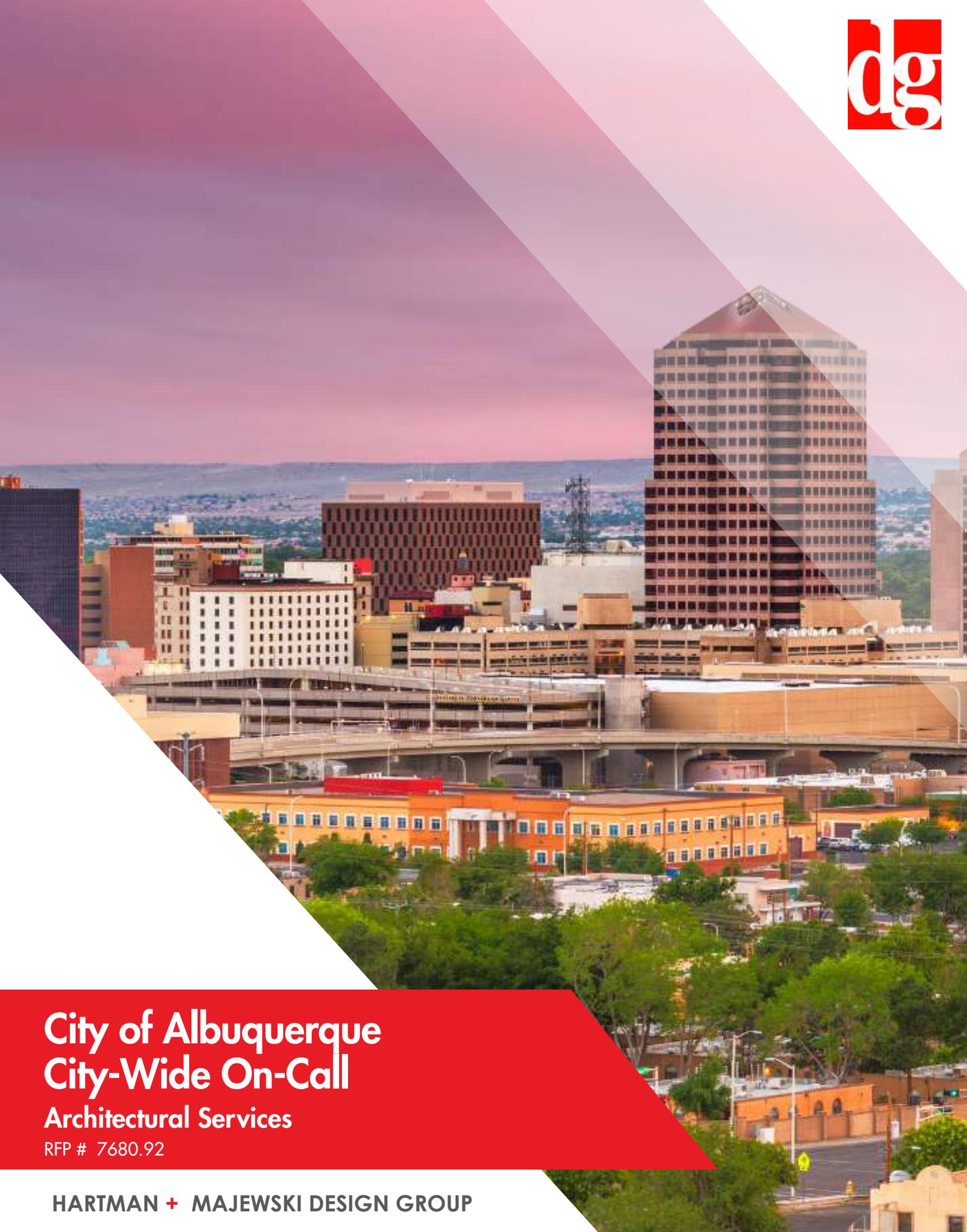
**All Pay Equity Reporting Forms are reviewed by the Gender Pay Equity Initiative within two business days of submission. A copy of the reviewed form will be emailed to you for inclusion with your bid or proposal. If the Overall Total Pay Gap on your form is 0%, the Gender Pay Equity Initiative will 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](mailto:oei@cabq.gov) or (505) 768-3396.**

Certified - Overall Gap is 0%      *Lisa Lopez*       Uncertified - Overall Gap is more than 0%  
 Gender Pay Equity Representative      Company ID: 673



DYRON MURPHY ARCHITECTS, PC.  
[www.dyronmurphy.com](http://www.dyronmurphy.com)

ALBUQUERQUE  
4505 Montbel Pl. NE  
Albuquerque, NM 87107  
505.830.0203 | 505.830.0237 (f)



# City of Albuquerque City-Wide On-Call Architectural Services

RFP # 7680.92

**HARTMAN + MAJEWSKI DESIGN GROUP**

12 July 2023

Myrna Marquez, Administrator  
Selection Advisory Committee  
Department of Municipal Development  
City of Albuquerque

Re: Project # 7680.92 City of Albuquerque Architectural Consultant for City Wide On-Call Architectural Services

Dear Ms. Marquez and Selection Committee:

We offer a highly qualified team with relevant on-call contract experience that is motivated to bring thoughtful, fresh and innovative design to the City of Albuquerque On-Call projects. We recognize that Albuquerque is currently facing many challenges and also has incredible opportunities. We hope to use our experience and collaborative approach to work with the City and our community in helping to overcome these challenges and realize opportunities. Hartman + Majewski Design Group (H+Mdg) is pleased to submit the following proposal to provide on-call planning services to the City of Albuquerque.

## Why H+Mdg

### On-Call Experience

- Our team is currently working on the City of Albuquerque City-Wide On-Call contract.
- We have extensive, progressive, successful experience with municipal government clients including the City of Albuquerque, the City of Santa Fe, Silver City, Bernalillo County, and the City of Rio Rancho.
- We have relevant on-call contract experience with such clients as the U.S. General Services Administration, Albuquerque Public Schools, the State of New Mexico, Lovington Municipal Schools, Lovelace Health Systems, Christus St. Vincent Regional Medical Center, Sandia National Laboratories, the University of New Mexico, and the U. S. Department of Veterans Affairs.

### Trust

- H+Mdg has served New Mexico, including the City of Albuquerque, for 20 years with quality professional services.
- Our proposed design team has worked collaboratively and successfully on On-Call/IDIQ contracts and with many other Federal agencies.
- Responsive, available, and familiar key personnel.

### Our Culture

- We are passionate about building and transforming communities through architecture.
- We enrich the lives of others by actively serving our diverse communities through volunteering, giving financially, and providing a great place to work.
- Integrity, collaboration, innovation, and technical expertise define our culture which extends to every project in which we are involved.

For over 20 years, we have offered our clients a commitment to design excellence, technical expertise, and meticulous project management. Our hearts and minds are focused on making a positive impact. We hope to have the opportunity to continue to serve the City of Albuquerque through this on-call contract. I, Mark Wade, Principal Architect with H+Mdg, am authorized to contractually obligate the firm for the purpose of this RFP. We agree to enter into the Standard Agreement that applies to the project and to meet the insurance requirements described in that Agreement. Our Unique Entity ID is: FWSNJTM5BHL8.

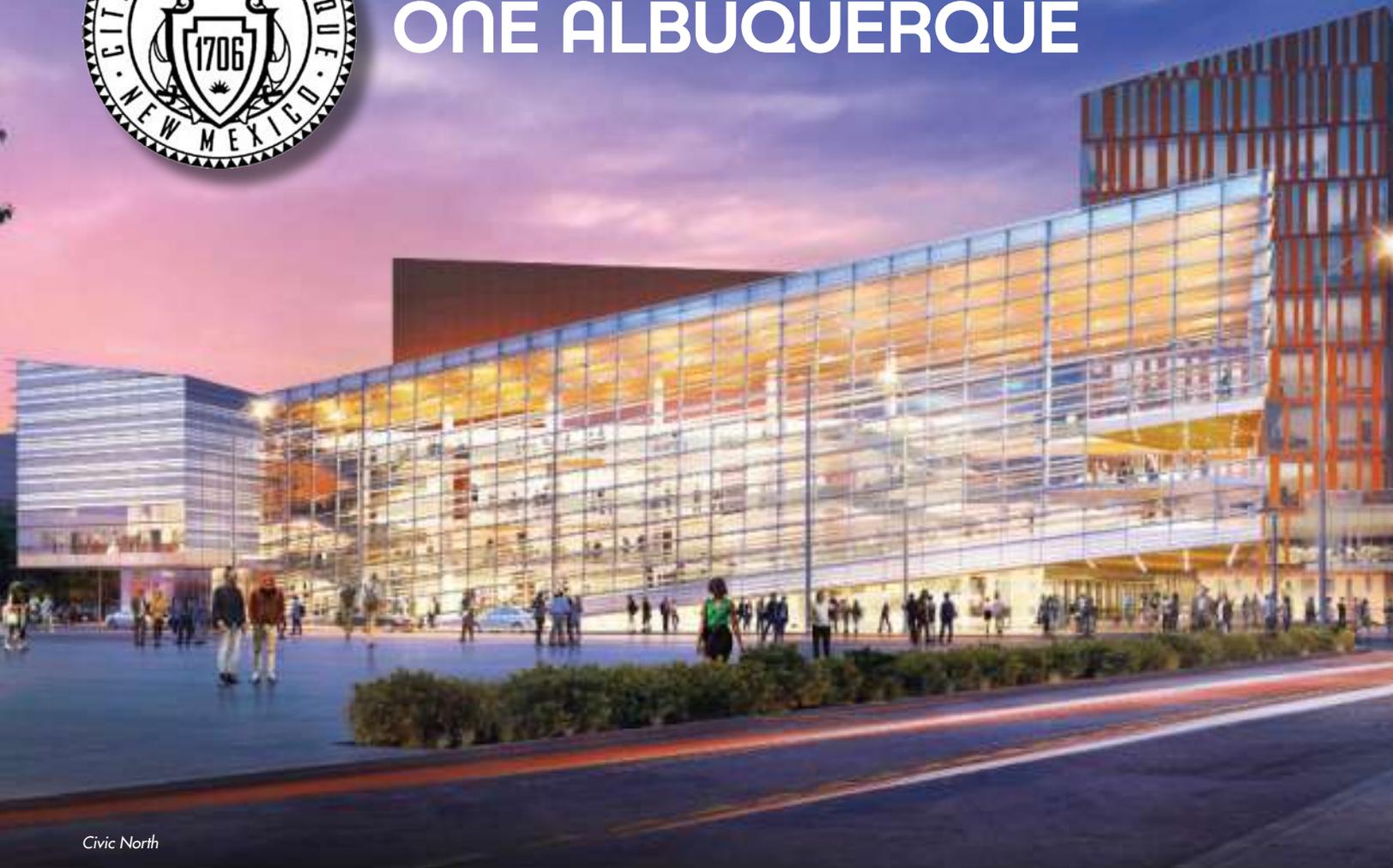
Sincerely,



Mark Wade, AIA  
Principal Architect  
mwade@designgroupnm.com  
505.998.6442



# ONE ALBUQUERQUE



Civic North

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## General Information



FUSE MAKERSPACE



BCMC 4TH FLOOR RENOVATIONS



NMSP D7 HQ



COA THEATER BLOCK



COA CENTRAL & UNSER



STATE OF NM TIWA RENOVATIONS



CYFD VISITOR CENTER



COA STEM WEATHER LAB BALLOON



COA ABQ BIOPARK ASIA EXHIBIT

**EST. OCT | 2002**



**OFFICE LOCATION:**  
120 VASSAR DRIVE, SE  
ALBUQUERQUE, NM



**PHONE NUMBER:**  
505.242.6880



**LEARN MORE**  
[www.designgroupnm.com](http://www.designgroupnm.com)

**FIRM OWNER(S) / PRINCIPAL OFFICER(S)**

**CEO, OWNER, PRINCIPAL, SHAREHOLDER**  
Doug Majewski, AIA, NCARB

**PRINCIPAL, SHAREHOLDER**  
Jeff Zellner, AIA, NCARB, LEED AP  
BD +C

**PRINCIPAL, SHAREHOLDER**  
Mark Wade, AIA

**PRINCIPAL, SHAREHOLDER**  
Wendy E.S Caruso, AIA, LEED AP  
BD+C

**SHAREHOLDER**  
Kirstin Kalberg, MBA

**PRINCIPAL, SHAREHOLDER**  
Ketan Bharatiya, AIA, NCARB

**PRINCIPAL, SHAREHOLDER**  
Srdan (Serge) Kalajdzic, AIA,  
NCARB, LEED AP

**PROFESSIONAL STAFF**

32 FULL TIME EMPLOYEES

**WE ARE A**  
S-CORPORATION

**DESIGN AREAS**

- HEALTHCARE
- MULTI-FAMILY & SENIOR HOUSING
- HOSPITALITY
- GOVERNMENT/CIVIC
- COMMERCIAL
- EDUCATION
- BIM SERVICES
- INTERIOR DESIGN

100% Small Business Certified

SAM Unique Entity ID:  
FWSNJTM5BHL8

**Creating relationships and communities that endure**

H+Mdg Vision

Hartman + Majewski Design Group (H+Mdg) is a full service Architectural and Interior Design firm located in Albuquerque, New Mexico. At H+Mdg, our hearts and minds are focused on making a positive impact on the larger community. We offer the City of Albuquerque a shared commitment to design excellence, technical expertise, and meticulous project management. Our mission – serving each client to design inspiring places – is our focus.

We have served the Albuquerque and greater New Mexico community for over 20 years and bring a multi-disciplinary team to every Government, Healthcare, Commercial, Education, Planning, and Hospitality design. This approach provides you with a cohesive professional service that promotes efficient, responsive and cost effective project delivery. Our success as an ideas-based firm, specializing in superior service and exceptional problem-solving, is evidenced by our many, valued and repeat clients.



**Project Team  
Members**



**KEY TEAM MEMEBERS**

Ketan Bharatiya, AIA,  
**(Point of Contact) | Lead Project Manager**

Mark Wade, AIA  
**Principal in Charge**

Serge Kalajdzic, AIA,  
LEED AP BD+C  
**Project Architect**

Estevan CdeBaca, AIA  
**Architect Support**

Julie Kidder, AIA  
**Architect Support**

Anne Mallory  
**Project Coordinator**

Renee Golder, NCIDQ  
**Interior Design**

Robert Brumfield, AIA,  
NCARB  
**Quality Assurance**

**25 Additional  
H+Mdg Members**

**CONSULTANT TEAMS**

**MECHANICAL/ENGINEERING TEAMS**

Bridgers & Paxton  
Arsed Engineering  
ACE Engineering

**CIVIL ENGINEERING TEAMS**

Bohannon Huston  
Isaacson & Arfman  
Wilson & Company

**STRUCTURAL ENGINEERING TEAMS**

QPEC Engineering  
Chavez-Grievess Engineering  
Heatly Engineering

**LANDSCAPE ARCHITECTURE TEAMS**

Pland Collaborative  
Sites Southwest

**We have created a pool of consultants tailored to the needs of the COA. Based on specific task orders we may require only certain consultant team members for certain projects. Additional specialty consultants will be added to the team as needed.**



**KETAN BHARATIYA, AIA, NCARB**  
*Lead Project Manager*

With 15 years of experience, Ketan has been given many diverse opportunities to learn about all aspects of a variety of important building types. As a Lead Project Manager his role will be to analyze design issues and suggest corrective action with creative solutions that comply with latest industry standards to meet project goals. The process involves project meetings, consultants coordination, design layouts and sketches, design documentations and budgeting. He will focus the team on the design vision of the project, as well as check in on the day to day activities.

**EDUCATION:**

Master in Architecture, School of Architecture and Planning, University of New Mexico

Bachelor of Architecture, Sarvajani College of Eng. & Tech (SCET), Ujjarat, India

**ARCHITECTURAL REGISTRATION:**

New Mexico #5731

**RELEVANT PROJECT EXPERIENCE:**

- COA On-Call Contract 2018 - Present - Albuquerque, NM
- COA On-Call Contract 2018 - Present - Albuquerque, NM
- Albuquerque Police Department - Southeast Area Command - Albuquerque, NM
- PAH! Hiland Plaza - Albuquerque, NM
- Plaza Ciudadana - Albuquerque, NM
- Casa Feliz - Albuquerque, NM
- New Mexico State Police District 1 Headquarters - Santa Fe, NM
- ABQ Community Safety Building - Albuquerque, NM

**RESPONSIBILITIES:**

- Project Communication and point of contact
- Coordinating the Design Team
- Preparing and implementing the Project Design Schedule
- Managing and Leading Value Engineering
- Leading project design with the Design Team
- Construction Observation
- New Mexico Veterans Skilled Nursing & Small Homes - Truth or Consequences, NM
- Bernalillo County Transitional Housing - Albuquerque, NM



**MARK WADE, AIA**  
*Principal in Charge*

Mark's role on the COA On-Call Contract is to ensure that the entire team has resources necessary to successfully complete each COA project. Over the course of his career, Mark has successfully managed numerous projects and handled multiple task orders simultaneously and effectively. Mark brings his successful past experience to all aspects of this project: planning, design, implementation and, like a conductor, will bring appropriate and effective resources to bear on this contract.

**EDUCATION:**

Bachelor of Architecture, Rice University

Bachelors of Art in Architecture, Rice University

**ARCHITECTURAL REGISTRATION:**

New Mexico #2302

**RELEVANT PROJECT EXPERIENCE:**

- COA On-Call Contract 2015 & 2017 - Albuquerque, NM
- COA On-Call Contract 2018 - Present - Albuquerque, NM
- COA West Mesa Aquatic Center - Albuquerque, NM
- COA Railyards Flue Shop & Tender Repair - Albuquerque, NM
- COA BioPark Asia - Albuquerque, NM
- Neighborhoods in Rio Rancho - Rio Rancho, NM
- Los Lunas Substance Abuse Center - Los Lunas, NM
- ABQ Community Safety Building - Albuquerque, NM
- Casa Feliz - Albuquerque, NM
- Center of Excellence Orthopedics & Rehabilitation, University of New Mexico Health Sciences - Rio Rancho, NM
- Max Salazar Hall Phase 2, Central New Mexico Community College - Albuquerque, NM
- Replacement Hospital, Sierra Vista Hospital - Truth or Consequences, NM
- Replacement Hospital, Miners' Colfax Medical Center - Raton, NM
- Lovington Medical Clinic, Nor-Lea Hospital District - Lovington, NM
- San Mateo Clinic, Presbyterian Medical Group Family Practice Clinic - Albuquerque, NM



**SERGE KALAJDZIC, AIA, LEED AP BD+C**  
*Project Architect*

Serge brings over 19 years of design and project management experience on projects ranging from minor tenant improvements to new construction. He is determined to assist our clients with achieving and exceeding their project goals. Serge's priority on every project is to deliver on time and within budget while facilitating a collaborative atmosphere for the entire project team. Serge is very familiar with different municipality approval processes.

**EDUCATION:**

Master of Architecture,  
University of Oklahoma

Bachelor of Science Interior  
Design – Magna Cum Laude  
Oklahoma Christian University

**ARCHITECTURAL  
REGISTRATION:**

New Mexico #5121

**RELEVANT PROJECT EXPERIENCE:**

- COA On-Call Contract 2015 & 2017 - Albuquerque, NM
- COA On-Call Contract 2018 - Present - Albuquerque, NM
- FUSE MakerSpace - Albuquerque, NM
- COA BioPark Asia - Albuquerque, NM
- Chevron Orla, Administration Building - Orla, TX
- Chevron Carlsbad, Administration Building - Carlsbad, NM
- Rio Grande Credit Union, 4700 Montgomery First Floor Remodel - Albuquerque, NM
- Rio Grande Credit Union, San Pedro Remodel - Albuquerque, NM
- Plateau Retail Remodels - Tucumcari/Clayton, NM
- Bernalillo County On-Call Contract - Albuquerque, NM



**ROBERT BRUMFIELD, AIA, NCARB**  
*Quality Assurance/Quality Control*

With over 33 years experience in Project Management, Project Production, Multi-Discipline Coordination Checks, Quality Assurance, Code Analysis and Construction Administration for multiple project types, Robert has the background and experience to provide review and coordination services to your production and construction teams.

**EDUCATION:**

Bachelor of Science in  
Architecture, University of  
Texas at Arlington

**ARCHITECTURAL  
REGISTRATION:**

New Mexico #5734

**RELEVANT PROJECT EXPERIENCE:**

- COA On-Call Contract 2018 - Present - Albuquerque, NM
- Administration Remodel (Plan Review) New Mexico Department of Workforce Solutions - TIWA Building- Albuquerque, NM
- Max Salazar Hall Phase 2 (Plan Review), Central New Mexico Community College- Albuquerque, NM
- New Office Building (Plan Review), Chevron Carlsbad- Carlsbad, NM
- Independent Living, Memory Care/Assisted Living and Healthcare (Plan Review), La Vida Lena- Albuquerque, NM
- Headquarters Renovations\*, PNM Additions and Renovations - Albuquerque, NM



**RENEE GOLDR, NCIDQ**  
*Interior Designer*

With over 30 years of customer service experience, Renee brings interior expertise, exhibited by a variety of projects. Through careful programming and collaboration and an open dialogue with the client and the design team, Renee seeks to design for efficiency in addition to the desired aesthetics. Renee specifically enjoys the challenge of specifying nature-inspired, evidence-based design elements and materials for each unique project.

**EDUCATION:**

Bachelor of Arts in Interior Design,  
SW University of Visual Arts

**REGISTRATION:**

New Mexico #33693

**RELEVANT PROJECT EXPERIENCE:**

- COA On-Call Contract 2018 - Present - Albuquerque, NM
- Desert Willow Family School Ph1 & Ph2 - Albuquerque, NM
- Coyote Willow Family School Ph1 & Ph2 - Albuquerque, NM
- Lovington Municipal Schools - Lovington, NM
- Veterans Administration - Albuquerque, NM
- National Laboratory Facility Express - Albuquerque, NM



**Respondent Experience**



Los Volcanes Senior Center



BioPark Butterfly Pavilion

## CITY OF ALBUQUERQUE ON-CALL ARCHITECTURAL SERVICES

Albuquerque, NM

H+Mdg works with the City of Albuquerque to provide On-Call Architectural Services for a variety of projects for City agencies and departments. Working with the City’s project managers, our firm’s scope of work includes feasibility studies, accessibility upgrades, building remodels, infrastructure improvements, facility repairs, and code compliance revisions. Costs, schedules, and functional requirements are compiled and analyzed on each project to help the City determine the best use of available funding to achieve the goals of the individual City departments and the City as a whole. Our team has completed over 25 renovation, remodel, additional, tenant improvement, and new construction projects. Below are some example projects completed under this on-call contract.

**Client Contact:**

Stacy Herrera  
Construction  
Project Manager  
City of Albuquerque  
stacyherrera@cabq.gov  
505.328.7471

**Year:**

2015 - 2022

**Construction Cost:**

Multiple Projects



### PHIL CHACON MEMORIAL SUBSTATION - SOUTHEAST AREA COMMAND ALBUQUERQUE POLICE DEPARTMENT

The Southeast Area Command is one of the busiest substations in the City of Albuquerque and the existing 9,375 SF facility is operating beyond its capacity. The City of Albuquerque invited H+Mdg to provide a feasibility report of the existing facility. Based on the site and building analysis it was determined that the planned program for the Command will require an approximate 21,000 SF facility.



### ABQ COMMUNITY SAFETY BUILDING

As the newest part of the City’s public safety response system, Albuquerque Community Safety (ACS) is proud to be a national model for effective alternative emergency response. In collaboration with the Albuquerque Police and Fire Departments, ACS responds to 911 calls for mental health, substance abuse and homelessness issues. Their goal is to deliver the right response at the right time and to improve access to the broad range of social services from government and community-based organizations.



### SPACE VALLEY CENTER

The Space Valley Center features a new free-standing 93,013 Gross Square Feet facility of three stories which will house office, education, business incubator, exhibit and auditorium spaces along with associated support functions. The facility is designed to promote development of private sector Space Industry initiatives for the Space Valley Coalition in an enriching, flexible environment which allows collaboration and innovation to emerge and thrive. The projected cost of the Center is \$46,000,000.

**PUBLIC SAFETY PROJECTS**



**NEW MEXICO STATE POLICE DISTRICT 7 HEADQUARTERS GLEN HUBER BUILDING**

District 7 Headquarters in Espanola, NM is a new State Police facility that replaced an aged and obsolete facility that did not meet the agency’s current demands and needs to effectively serve the community. The New Mexico State Police outgrew their previous facility due to an increase of calls and cases in the area served. Also, the former facility did not meet current code or accessibility requirements and it would have been cost prohibitive to update and expand the facility.

The new building provides basic agency support facilities and operates 24 hours a day, 7 days a week on a continuous basis. H+Mdg validated and updated an outdated program to accommodate the needs of the agency in response to a growing and rapidly changing community. The new facility includes administration areas, locker rooms, staff lounge, interview rooms, investigation areas, sally port, booking and holding areas, fitness room and secured parking. Taking cues from the Northern New Mexico culture and aesthetic, the building is comprised of regional materials such as stucco and masonry. The building is situated to take every advantage of solar exposure with high South facing clerestory windows for abundant natural light throughout the facility. Strategic use of natural light and a thoughtful layout provides a secure and collaborative working environment for staff, while simultaneously welcoming the community. The design exemplifies the mission of its occupants which is to serve and protect the community.

<b>CLIENT CONTACT:</b> Troy Giangola, General Services Director, New Mexico Department Public Safety, 505.469.0391	<b>YEAR:</b> 2020	<b>CONSTRUCTION COST:</b> \$3,117,525
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**NEW MEXICO STATE POLICE, DISTRICT 1 HEADQUARTERS + FINGERPRINTING**

Based on the success of the recently completed D7 Headquarters in Espanola, H+Mdg was given the opportunity to provide a feasibility report to relocate and replace an existing D1 Headquarters on the main campus in Santa Fe, NM. The feasibility report included building location on the current campus, updating an outdated program, the Schematic Design of the building, and the estimated construction cost of the proposed building. The design team provided several studies and helped the users finalize site selection based on criteria such as pedestrian/vehicular traffic flow, security and building orientation. The team utilized BIM (Building Information Modelling) software that provided energy analysis and energy consumption information for each location based on sun and wind orientation. With VR (Virtual Reality) technology, the users were able to engage and provide better feedback throughout the design process. The new building will house functions for District 1 Headquarters and the Fingerprinting Department under a single roof.

**CLIENT CONTACT:**  
Troy Giangola, General Services Director, New Mexico Department of Public Safety, 505.469.0391

**YEAR:**  
2023

**CONSTRUCTION COST:**  
TBD - Under Construction  
Estimated Cost: \$9,000,000

Currently under construction, the design takes advantage of the existing steep site topography allowing functions at two levels to maximize views, privacy and separate access to each level. The retaining elements are also carefully integrated into the building form. The new facility will include administration areas, locker rooms, staff lounge, interview rooms, investigation suite, squad room, sally port, booking and holding areas, as well as secured parking. The comfort, security and safety of the uniformed staff is the key design criteria which is addressed through strategic positioning of the glazing and use of high clerestory windows to bring indirect light and thus provide abundant natural light throughout the building. The streamlined circulation and flexible open layout creates a collaborative environment for the uniformed staff. With careful massing and articulation, the building facade will complement the existing campus and provide increased security while simultaneously presenting a visually inviting appearance to the community.

**RESIDENTIAL HOUSING/MIXED USE PROJECTS**



**PLAZA CIUDAÑA**

Providing a desirable and vibrant urban living experience within Albuquerque’s second oldest community, Plaza Cuidaña is a Low-Income Housing Tax Credit (LIHTC) development, 3 acre, 68-unit residential development. It is the first phase of a 12 acre revitalization strategy in the Martineztown neighborhood, 1.5 miles north of Downtown Albuquerque. Using positive social urban design concepts, porches and stoops celebrate the front entrance along the perimeter and internal streets. Stucco exteriors with metal accent panels pay homage to both the adjacent industrial area and the indigenous metal roofs of Martineztown. A network of brightly colored, sarape-like accent walls, metal balconies and eyebrow sun shades amplify the existing inherent accent colors of the Martineztown neighborhood.

<b>CLIENT CONTACT:</b> Felipe Rael, Executive Director Greater Albuquerque Housing Partnership, 505.244.1614	<b>YEAR:</b> 2014	<b>CONSTRUCTION COST:</b> \$8,855,963
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**ALBUQUERQUE HOUSING AUTHORITY  
BROADWAY/MCKNIGHT**

Broadway/McKnight is a HUD housing development located in the historic Santa Barbara-Martineztown neighborhood. The project scope included the demolition of 30 existing, non-code compliant units on site and the design and construction of 54 new units and a community building on the site. The vision of this project was to create a resilient community of healthy, dignified homes for the residents of the Santa Barbara-Martineztown neighborhood. The new community enhances the historic neighborhood while standing out as its own unique place. It draws inspiration from the surrounding homes by reflecting their context through roof shapes, materials, and the overall scaling of the buildings. The new community embraces the neighborhood by facing outward toward the neighboring homes. This further enhances the urban fabric of the community.

<b>CLIENT CONTACT:</b> Daniel Foster, Housing Development Director, Albuquerque Housing Authority 505.764.3925	<b>YEAR:</b> 2023	<b>CONSTRUCTION COST:</b> \$14,100,000
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**DE ANZA MOTOR LODGE**

The De Anza Motor Lodge is an iconic hotel along historic Route 66. Granted Landmark status by the City of Albuquerque, the De Anza required a transformation to again act as a gateway to Nob Hill and a beacon along Central Avenue. The design maintained the motor court concept, but the buildings changed from hotel rooms opening inward to the motor court to modern apartments opening outward and activating the surrounding neighborhood. The apartments are energy efficient, have high ceilings, large windows and offer views of the mountains, City, and historic Route 66. The massing, scale, color, tones and textures of the project reflect the historic De Anza Motel.

<b>CLIENT CONTACT:</b> David Peters New Vision Real Estate Group, 505.880.8100	<b>YEAR:</b> 2020	<b>CONSTRUCTION COST:</b> \$6,518,400
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**ON-CALL PROJECTS**



**STATE OF NM ON-CALL**

H+Mdg has continuously held an on-call contract with the State of New Mexico for AE services since 2013 and has completed many projects including the Youth Diagnostic and Detention Center, State Police District 7 Headquarters replacement facility, decommissioning of a State Police facility, Texico Port of Entry study and renovation project, Department of Workforce Solutions feasibility study and 4 story renovation project, and the State Police District 1 Headquarters replacement facility. Services include multiple design deliverables from Feasibility Studies, Programming through Construction Administration, Estimating, and Warranty Walk-Through.

**CLIENT CONTACT:**

Anna Silva, Director,  
Facilities Management Division,  
505.827.2141

**YEAR:**

2013-2021

**CONSTRUCTION COST:**

Multiple Projects



**GENERAL SERVICES ADMINISTRATION IDIQ**

Currently, H+Mdg is working with the General Services Administration on several projects ranging from reports such as feasibility studies to ADA upgrades and tenant improvements. We currently hold the New Mexico & West Texas regions IDIQs. We have over 14 years of dedicated experience with federal contracts and clients on projects ranging from site evaluations to computer forensic laboratories, healthcare facilities, courtrooms, SCIFs, and Land Ports of Entry. We have served the Southwest geographic area and we understand how to implement various agency requirements and standards throughout the design process. This provides you a cohesive professional service that promotes efficient, responsive, and cost effective project delivery.

**CLIENT CONTACT:**

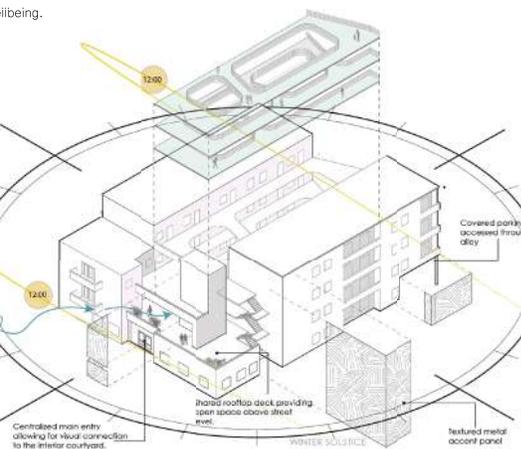
Matt Deptuch, GSA IDIQ Section Chief  
817.201.3972

**YEAR:**

2018-2023

**CONSTRUCTION COST:**

Multiple Projects



**BERNALILLO COUNTY ON-CALL**

Since 2021, H+Mdg has held an on-call contract for architectural services with Bernalillo County where we have completed a feasibility study for an animal care facility expansion, schematic design for a multi-family housing project, and design for the renovation of a county fire station. We have extensive experience and expertise in handling multiple and concurrent projects which have allowed us to quickly access the needs of the client agency, understand the challenges, and develop efficient and effective solutions. Our commitment to customer service and project success through our on-call contracts is evidenced through many repeat clients and exceptional feedback.

**CLIENT CONTACT:**

Shiree McKenzie  
Bernalillo County Facilities Design +  
Construction Manager  
505.377.0880

**YEAR:**

2021- 2023

**CONSTRUCTION COST:**

Multiple Projects



## CITY OF ALBUQUERQUE RAILYARDS FLUE SHOP & TENDER REPAIR *Albuquerque, NM*

In order to spur development within, and protect the historical assets of, The Albuquerque Railyards, the City of Albuquerque hired H+Mdg to upgrade the Flue Shop and Tender Repair Shop buildings on the north side of the complex and to facilitate the enhancement of the exterior space between them. At the inception of the project, none of the above spaces allowed for public occupancy. The City's goal was to improve each facility to allow public occupancy to occur.

The program for the Flue Shop entailed upgrade of the building shell and interiors to allow a Business Occupancy for constantly occupied City related uses. Shell improvements included a new roof, new storefront system, concrete repair, interior and exterior repainting, installation of a mechanical heating and cooling system, installation of a fire suppression system, lighting, power and technology upgrades, accessibility upgrades, and fire rated partition construction to separate occupiable and unoccupiable spaces. Interior tenant improvements included new restrooms, new storage and mechanical rooms, a new gypcrete floor, and utility stub outs for future reception, conference, break and open office areas.

**Client Contact:**  
City of Albuquerque  
Mark Motsko, CIP Official  
505.768.3832

**Year:**  
2021

**Construction Cost:**  
\$4,500,000

### PROJECT HIGHLIGHTS:

- Building presents an appropriate, professional image to the community
- Multiple departments and programs accommodated in one building with shared resources
- Flexible Spaces to include office, conference room, agility break out space
- Secured Parking and Complex Site

**PROJECT MANAGER’S COA EXPERIENCE**

Ketan currently serves as H+Mdg’s Project Manager for our Architectural On-Call Contract for City of Albuquerque. Ketan has successfully completed numerous planning and permitting projects for the COA, including the APD SE Command Center and ABQ Community Safety.

Ketan has thorough knowledge of the COA’s design, bidding and construction administration requirements. He also has extensive, firsthand experience with City of Albuquerque Planning and Building Permit approval processes. Below are projects examples that Ketan has completed in the last 5 years.



**ALBUQUERQUE HOUSING AUTHORITY BROADWAY/  
MCKNIGHT**



**NEW MEXICO STATE POLICE, DISTRICT 1 HEADQUARTERS +  
FINGERPRINTING**



**PHIL CHACON MEMORIAL SUBSTATION -  
SOUTHEAST AREA COMMAND ALBUQUERQUE  
POLICE DEPARTMENT**



**ABQ COMMUNITY SAFETY BUILDING**



**CASA FELIZ**



**PAH! HIGHLAND PLAZA**



# Technical Approach



## UNDERSTANDING THE PROJECT SCOPE

H+Mdg has held a City of Albuquerque On-Call contract for several of years. Our core team of design professionals and consultants understand the process of working with the City Project Managers and stakeholders. We have designed redundant project support so that we can increase or decrease the scale of our COA On-Call team as appropriate. Each of our team members knows the COA's design requirements and knows how to navigate approval processes.

Whether the scope includes preliminary studies, planning (comprehensive or site specific), remodeling, or expansion of existing facilities our assembled team feels very comfortable with the expected tasks ahead. The key to our team's success is effective planning and communication among team members, and our experienced project leaders will ensure that the right expertise and resources are focused on meeting each project's needs.

Our team has provided on-call services to:

- City of Albuquerque
- City of Albuquerque On-Call Planning City Council
- State of New Mexico
- Bernalillo County
- State of New Mexico - Administrative Office of the Courts
- Department of Veterans Affairs
- National Laboratories
- General Services Administration
- University of New Mexico
- Christus St. Vincent Regional Medical Center
- Nor-Lea Hospital District
- Albuquerque Public Schools
- New Mexico State University
- Lovelace Health System
- Lovington School District
- Bernalillo Public Schools
- Española Public Schools
- Rio Rancho Public Schools

Being a collaborative partner with our many repeat clients over the last 20 plus years has given us confidence in our ability to work successfully with your team in your environment. We realize that we will be collaborating with many individuals within the City and strive to clarify the roles of those individuals on specific projects, including identifying key decision makers. We encourage written communication, including e-mail, as e-mails allow for timely thoughtful responses that are recorded and can be copied to multiple team members as needed. To facilitate quick multi-participant meetings we utilize digital collaboration tools such as GoToMeeting, MS Teams, Zoom, BlueBeam, and Mural.

H+Mdg lead Project Manager, Ketan Bharatiya will be the primary point of contact between COA and H+Mdg for this contract and all subsequent purchase orders. All primary communication and coordination for each task order will be handled by Ketan who will communicate directly with the design and lead engineering team. Depending on the size, complexity, and schedule of the given purchase order Ketan may designate a Project Architect or Project Engineer to act as the Project Manager for that purchase order.

## PERFORMANCE OF SERVICES

H+Mdg is proud to submit on this opportunity to continue to work with the City of Albuquerque on projects that strengthen our diverse community. We have an experienced Architectural and Engineering team who has successfully worked together on numerous previous and current COA contracts, and will provide the City with the services required to meet needs for any project type and any sized project. Our team has an extremely deep bench capable of handling multiple concurrent purchase orders. With our multi-disciplinary team members, we will be able to respond quickly with specific expertise, regional experience, and appropriate staffing to complete purchase orders of any size.

We will review each purchase order to determine the appropriate resources and assign a right-sized support team to successfully accomplish the work based on project complexity, schedule, and expertise necessary.

Our management strategy is to provide COA with the most appropriate and efficient team for each task and to create and maintain project design schedules, hold project milestone meetings, communicate openly with your project manager, and make sure that each one of our design tasks is capped with timely completed permitting process. During the construction administration phase for each project, our problem-solving focused team will be available for quick assistance to the City. H+Mdg will receive every purchase order, assemble, and assign a team based on expertise, availability, and project size.

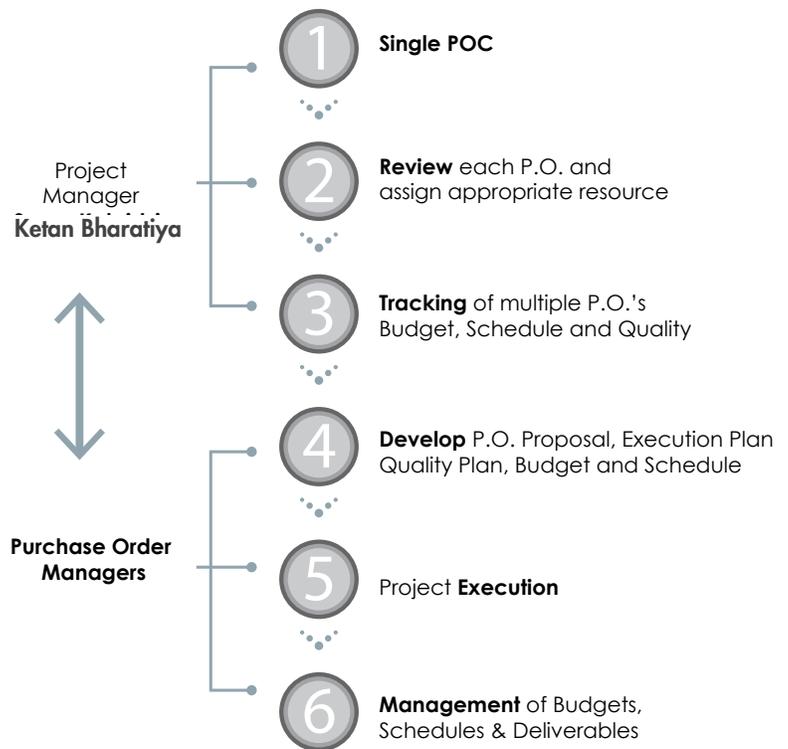
We believe this strategy will provide COA with exceptional value and a team who understands the area and who can provide timely and complete AE services to meet all purchase order needs.

Establishing a reasonable budget for projects has always been critical to project success and we see the COA as no different. Responsible use of City dollars is important and oversight is critical to assuring an accurate and responsible budget is established, maintained and updated as appropriate throughout project duration. Our team is committed to keep the COA apprised of all costs associated with each project on a regular basis to avoid costly overruns. Managing project scope is paramount in controlling cost and schedule. We believe that defining, documenting and communicating a clear understanding of each project scope and schedule as soon as we are contacted regarding a specific scope of work is our first objective. Asking the right questions at the right time is a skill and process that our team has developed so as to minimize surprises late in the project.

**BUDGET** - The project budget is always critical. Our team will keep COA apprised of all costs associated with every project including site work and utility tie-ins.

**PHASING** - Many owners elect to conduct their projects in phases in response to monetary and timing needs. Should COA select to phase any project, our team is well versed in the schedule, budgetary and logistical challenges that go with it.

**DESIGN** - Assessments must be obtained of planned users and functions, staff usage, operations, and space relationships within the facility. Code requirements, health issues and safety concerns must also be addressed. Of particular importance is providing a design that meets the agency goals and specific requirements for the project. A detailed assessment of capital and operating facility costs must weigh against operating income to help the project's final design be fiscally, functionally and aesthetically successful.



PROJECT ASSIGNMENT METHODOLOGY & APPROACH

STAGES OF PROJECT MANAGEMENT					
	INITIATION	PLANNING	EXECUTION	CONTROLLING	CLOSEOUT
SCOPE	Define Expectations	Define Scope	Perform Services	Control Scope	.....
SCHEDULE	Define Expectations	Develop Schedule	Achieve Milestones	Monitor & Re-Align Schedule	.....
BUDGET	Define Expectations	Develop Budget	.....	Monitor & Report Budget	.....
QUALITY & RISK	Identify & Define Expectations	Plan QA/QC	Perform QA	Perform QC	Lessons Learned
CONTRACTS	Define Expectations	Execute Contract	.....	Amend Contract As Needed	Performance Evaluation
INFORMATION MANAGEMENT	.....	Set Up Project Folder	Follow Standards	Monitor Standards	Archive Projects
SAFETY	.....	Plan For Safety; Conduct Safety Training	Follow Safety Procedures	Monitor Safety	.....
LEADERSHIP & COMMUNICATION	Identify Team Resources & Stakeholders	Write Communication Plan	Distribute Regular Project updates	Draft Performance Reports	Accept Deliverables/ Review Lessons Learned

- PROJECT ASSIGNMENT METHODOLOGY**
- All COA projects are assigned by the H+Mdg Lead Project Manager.
  - Assignment of architectural design and management team is based on project size, complexity and schedule.
  - Our approach to engineering team assignment is to utilize our teams key strengths, expertise, and dedicated team resources to meet the specific task needs.
  - Utilization of the same architectural management team, for both small and large projects to meet specific COA and agency standards and requirements while maintaining flexibility for changing priorities and project schedules.

**SPECIALIZED PROJECT PROBLEM SOLVING**

H+Mdg offers the COA a team of experienced design and engineering professionals who have developed a management system that is definable and measurable. Through our experience with larger, complex projects, some requiring over 20 separate consulting disciplines, we understand the value that specialized consultants can offer. Their databases and unique knowledge can quickly develop alternate solutions that otherwise would not be identified by traditional methods. We have a team of specialty consultants ready to assist the City if needed including: Geotechnical, Hazardous Materials, Special Seismic, Acoustic, Interiors Buyout, Retail and Commercial Design and Financial Specialists. We will apply our experience and knowledge concerning your needs on each task and propose the best and most cost effective team to meet the City's specific task goals.

Holding similar On-Call contracts with the City of Albuquerque for many years, our firm is very familiar with your process and expectations. Our efficient and experienced team is capable of providing quick responses and addressing the work required in the same manner. Numerous projects completed for COA, including the ones where we collaborated with Jerry Francis as manager, stand as a testament to our abilities. Our goal is always to meet and exceed your expectations, and if awarded this contract we would use it as an opportunity to continue serving the City while further enhancing our capabilities.

**QUALITY CONTROL PRODUCERS**

Quality starts with well trained, dedicated team members following an organized process and doing it right the first time. Our dedicated Quality Control Team is committed to maintaining the highest level of professional standards and quality performance on all projects. Major design, drawing, cost and specification reviews will be conducted at the required design milestones utilizing time-proven check lists. H+Mdg has an approved ISO 9001 Quality Management System that is audited annually and updated as appropriate to maintain the highest of standards for our clients and designs. Quality Control (QC) is one of the most detailed components of our Project Management System, developed for large, complex projects and smaller projects alike.



**Cost Control**

## COST CONTROL AND COST ESTIMATING TECHNIQUES

We are always mindful of the project budget and the need to use public funding as responsibly as possible. We develop the cost estimate alongside the design documents so that costs are continuously monitored, cross-checked with industry contacts, and updated to avoid surprises on bid day. We work with you to develop effective base bid and alternate strategies in the best interest of the project. We seek value engineering opportunities that do not sacrifice the overall quality of the project, and keep you, as the owner, informed of the estimated cost of the project, including related site work and utility tie-ins.



Through the design phases, cost increases are common. There are a variety of reasons why costs increase such as inflation, material and labor costs, Authorities having Jurisdiction requirements, unforeseen site conditions or added work scope. The success of meeting the established budget relies on how cost increases are managed.

### How the Database is Built

Construction costs are comprised of material, labor and/or equipment prices and can be referenced at the unit, assembly or square foot level of detail.



Proactive management helps to minimize cost increases; primarily through realistic cost models, rigorous quality control and constructability reviews. The industry standard of reviewing costs at the end of each design phase drive progress backwards if costs exceed the budget.

Key to successful cost management is the establishment of a realistic cost model during the programming phase, and by keeping this cost model “live” during the design phase so that design and system decisions can be continuously tested for cost alignment. H+Mdg maintains an active conversation with local construction professionals to understand our local construction climate as well as using national resources such as RSMeans to inform our cost estimating throughout the project’s design.

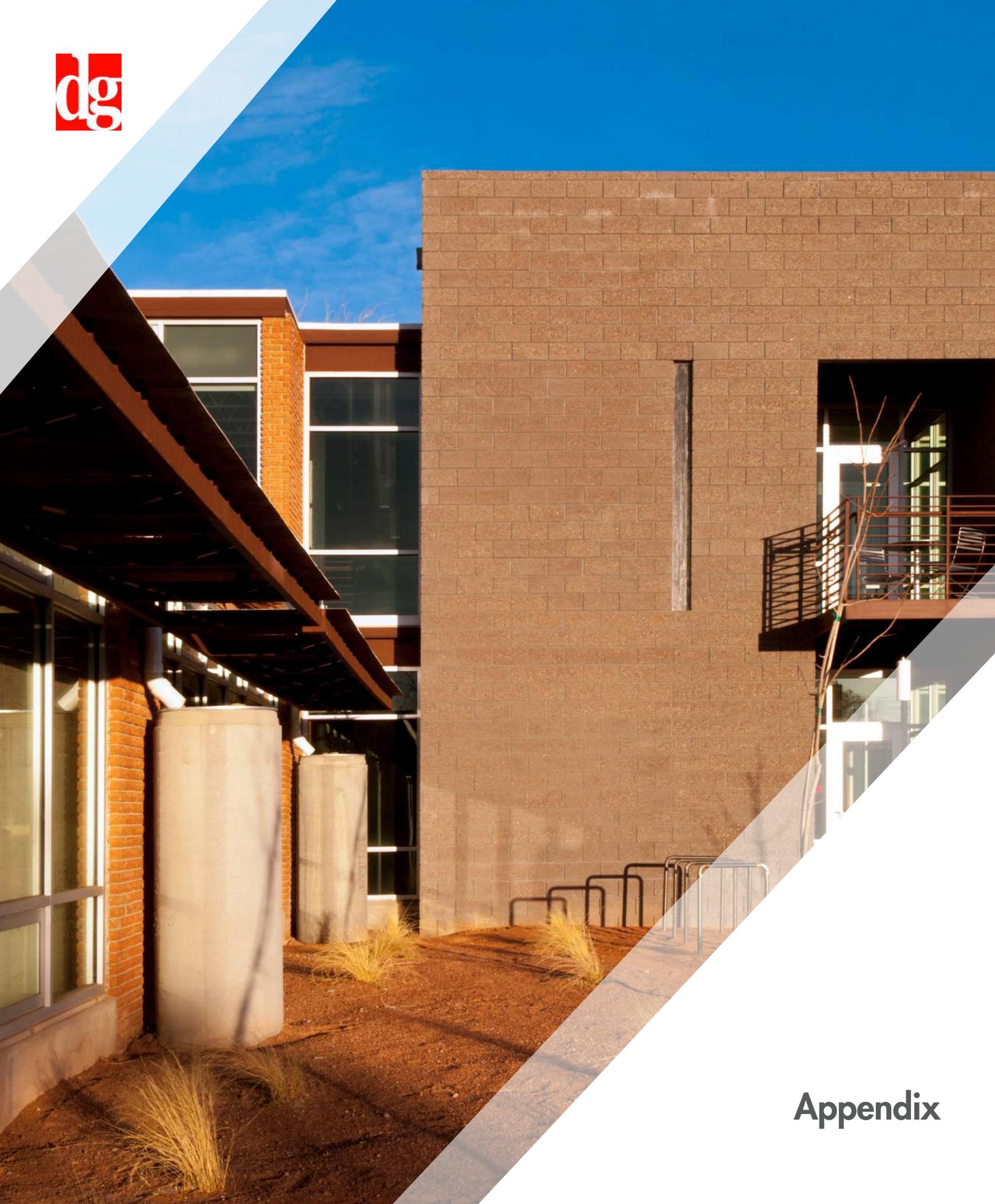
## NEW MEXICO VETERAN’S HOMES FIRST NET ZERO PROJECT IN NEW MEXICO CASE STUDY

The State of New Mexico sought to create an effective, innovative environment to provide personal, quality care for our deserving veterans in our state. To accomplish this, the state recognized the importance of embracing a new model for veteran care in New Mexico – a neighborhood of small-scale homes for veterans. There are examples of small homes projects utilized in other parts of the country that are successful in creating intimate care homes while moving away from the traditional large institutional environment. The small homes concept creates a more homelike atmosphere and care for our nation’s veterans on a more personal level.



### COMPARISONS OF BID AWARD AMOUNT TO FINAL COST ESTIMATE FOR PROJECTS COMPLETED DURING THE PAST TWO YEARS

Project Title	Final Cost Estimate	Actual Final Const. Cost	Change Orders	Change Order Cost	Owner's Schedule	Actual Schedule
UNM HSC Center for Orthopaedic Surgery & Rehabilitation	\$17,319,355 (includes technology systems provided by owner)	\$18,174,708	3	\$855,353	Start: 06/2019 Finish: 09/2021	Start: 7/2019 Finish: 9/2021
CNM Max Salazar Phase 2	\$25,000,000	\$24,7546,000	2	\$875,000 (CO due to Owner Requests \$817,282. Total Change Order Amount Due to Regulatory Changes/ Unforeseen conditions \$37,621)	Start: 05/2019 Finish 05/2020	Start: 07/2019 Finish: 05/2020
APD Phil Chacon Memorial Substation - Southeast Area Command Phase 1	\$4,753,404	\$4,086,778	4	\$389,357 (Survey/Site Discrepancies, CO due to Owner Requests, and considerations for future phases)	Start: 02/2021 Finish: 10/2021	Start: 02/2021 Finish: 09/2022
State of New Mexico TIWA Building	\$19,600,000	\$19,600,000	None	None	Start: 12/2019 Finish: 2022 Anticipated	Start: 12/2019 Finish: 09/2022



# Appendix

# 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 7680.92

Date 7.10.23 Firm Name Hartman + Majewski Design Group

Signature *Mark E. Wade*

Title Principal Architect

STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF BERNALILLO )

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Anne Mallory  
Commission No. 1132155  
December 09, 2024

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

Mark Wade

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

10<sup>th</sup> day of July, 2023

*Anne Mallory*  
(Notary Public)

My commision expires: December 9, 2024

# Pay Equity Reporting Form



City of Albuquerque  
www.cabq.gov



Bernalillo County  
www.bernco.gov



Water Authority  
www.abcwua.org

## Company Details

Company Name	The Hartman + Majewski Design Group
Phone	5052426880
Email Address	kkalberg@designgroupnm.com

Mailing Address	120 VASSAR DR. SE, STE 100
NM Employees?	yes

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	2	4	25.38%
2 Professionals	8	12	1.25%
3 Technicians	0	0	N/A
4 Sales Workers	0	0	N/A
5 Office and Admin. Support	6	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	16	17	6.82%

Total # of Females (all categories)	16	Total # of Males (all categories)	17
Total # Female Only Job Categories	1	Total # Male Only Job Categories	1
Total # Part Time Females	3	Total # Part Time Males	5
Female % Workforce	48.48%	Male % of Workforce	51.52%
Total # Employees	33	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.

Kirstin Kalberg Director of Operations      *Kirstin D. Kalberg*      Apr 25, 2023  
 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](mailto:oei@cabq.gov) or (505) 768-3396.**

Certified - Overall Gap is 0%      *Lisa Lopez*       Uncertified - Overall Gap is more than 0%  
 Gender Pay Equity Representative      Company ID: 198



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/07/2022

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).

<b>PRODUCER</b> Fenner & Esler Agency, Inc 467 Kinderkamack Road P. O. Box 60 Oradell NJ 07649-0060		<b>CONTACT NAME:</b> Timothy P. Esler <b>PHONE (A/C, No, Ext):</b> (201) 262-1200 <b>FAX (A/C, No):</b> (201) 262-7810 <b>E-MAIL ADDRESS:</b> certs@fenner-esler.com	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> RLI Insurance Company	<b>NAIC #</b> 13056
		<b>INSURER B:</b> Berkley Insurance Company	32603
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	
<b>INSURED</b> The Hartman + Majewski Design Group 120 Vassar Drive, SE Suite 100 Albuquerque NM 87106			

**COVERAGES****CERTIFICATE NUMBER:** Master 22-23**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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PSB0003897	10/11/2022	10/11/2023	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 4,000,000
							PRODUCTS - COMP/OP AGG	\$ 4,000,000
								\$
A	<b>AUTOMOBILE LIABILITY</b> <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			PSA0001909	10/11/2022	10/11/2023	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			PSE0002185	10/11/2022	10/11/2023	EACH OCCURRENCE	\$ 2,000,000
							AGGREGATE	\$ 2,000,000
								\$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	PSW0002846	10/11/2022	10/11/2023	<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
B	Professional Liability Retro Date: 10/1/2002			AEC-9059581-04	10/11/2022	10/11/2023	Per Claim Limit	\$3,000,000
							Aggregate Limit	\$3,000,000
							Per Claim Deductible	\$25,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

Additional Insured - Certificate Holder as respects general liability where required by written contract.\* Cyber Liability Policy: C-4MQ8-080209-CYBER-2022, North American Capacity Insurance Company ( NAIC -25038); Eff: 10/11/22-10/11/23. Aggregate Lim: \$1M.

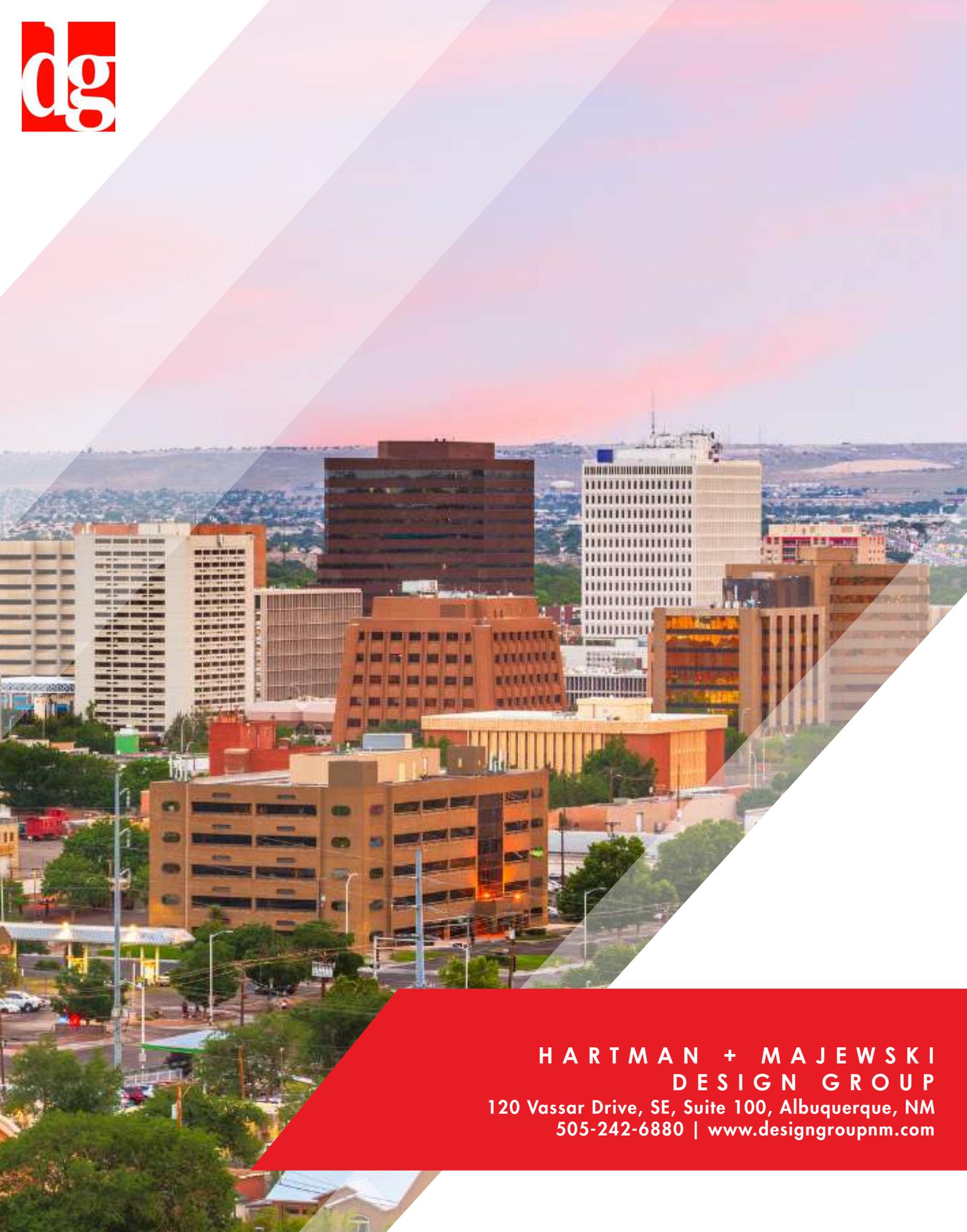
**CERTIFICATE HOLDER****CANCELLATION**

FOR PROPOSAL PURPOSES

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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**HARTMAN + MAJEWSKI  
DESIGN GROUP**

120 Vassar Drive, SE, Suite 100, Albuquerque, NM  
505-242-6880 | [www.designgroupnm.com](http://www.designgroupnm.com)

CITY OF ALBUQUERQUE

# Architectural Consultants for City Wide On-Call Architectural Services



VIGIL & ASSOCIATES  
ARCHITECTURAL GROUP, P.C.

Project No. 7680.92  
07.12.2023 | 3:00 PM

# LETTER OF INTEREST



July 12, 2023

Myrna Marquez, Administrator  
Capital Improvement Program (CIP)  
Albuquerque, NM 87102

RE: Project No. 7680.92 Architectural Consultants for City Wide On-Call Architectural Services

## *Members of the Selection Committee,*

We appreciate the opportunity to submit our proposal for the City Wide On-Call Architectural Services. Vigil & Associates currently holds an on-call agreement with the City and has held several on-call contracts with many other New Mexico agencies. Vigil & Associates has completed projects of all sizes and complexities as part of those contracts. Those projects have ranged from site planning, building analysis, re-roofs and ADA upgrades to building additions, new construction and master planning.

We understand that on-call projects are not typically high-profile projects, but they are just as critical to ensuring the safety, functionality and efficiency of facilities and ultimately the quality of the work place for occupants and visitors. We have found that on-call contracts are especially rewarding because they allow us to develop long-term relationships with our clients. Through the ongoing process, we are able to learn the specific needs and preferences of our clients, and to perform all services within the broader context of the city, county, district or state.

We have been planning and designing public projects for more than 30 years and have a reputation for delivering affordable, well-designed and inspiring work. As public facility specialists, we understand that facilities need to be cost effective, durable, flexible and dynamic in order to support the ever-changing functions that occur within them and to remain an asset to their communities for years to come.

We are prepared to focus our design and creative energies on your on-call projects. This proposal details our firm's specialized and technical approach to project management, design, cost and schedule control, and it illustrates our specific qualifications for City of Albuquerque projects. Our Record of Performance validates that we consistently deliver projects on time and within budget.

100% of all design work done for this project will be completed by valid New Mexico Resident Businesses. Our Resident Business Certificate is #L1042362800. In any work we perform, we are committed to compliance with any and all requirements of the Americans with Disabilities Acts of 1990, as well as ASHRAE Standard, ASHRAE/IES 90.1-2010, Energy Efficiency Design of New Buildings and the New Mexico Model Energy Code. We agree to enter into the Standard Agreement that applies to the project and to meet the insurance requirements described in that Agreement. We have completed the Pay Equity Worksheet PE10-249 and the "Agreement and Insurance Certification" form.

Our schedule is open and we stand ready to begin work on these projects immediately. As President and Principal of Vigil & Associates, I am authorized to contractually obligate my firm for the purposes of this RFP. Thank you, and please contact me with any questions at 505-890-5030 or at Ray@VA-architects.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ray Vigil', is written over a light blue circular background.

Raymond R. Vigil, AIA, CSI, LEED AP  
President/Principal

## **Relevance of Previous Work**

Vigil & Associates is dedicated to design and creative problem solving and provide expertise in master planning, new construction, replacement facilities, renovations, additions, HVAC upgrades, security upgrades, life-safety improvements, public agencies, ADA upgrades, code compliance and more.

## **Successful Aspects of Past Designs**

- Efficient and Effective Award Winning Designs
- On Time and On Budget Solutions
- Low Number of Change Orders
- Quality Assurance Procedures
- Sustainable Building Practices
- Professional Quality Construction Drawings



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## Attachments



GENERAL INFORMATION

BERNALILLO COUNTY  
JAMES MCGRANE JR. PUBLIC SAFETY COMPLEX



V&amp;A Albuquerque Office

### Respondent Information

Vigil & Associates Architectural Group, P.C.  
Raymond R. Vigil, AIA, CSI, LEED AP  
President/Responsible Charge

4477 Irving Blvd NW, Suite A  
Albuquerque, NM  
505.890.5030  
www.va-architects.com

### Firm Established

Established in 2001 and incorporated in  
January 2008, S-Corporation

### Employee Information

22 Employees:

- 5- Registered Architects
- 5- Project Managers/CAD-Revit Techs
- 9- Intern Architects
- 3- Support Staff

### Registered Architects for this RFP

Ray Vigil, AIA, CSI, LEED AP  
Responsible Charge / President  
Registered Architect: NM #004027,  
AZ #31752, CO #305624, TX #16548

Vicente Castillo, AIA, LEED AP  
Principal / Architect  
Registered Architect: NM #005327

Kevin deGraauw,  
AIA, NCARB, LEED AP (BD+C)  
Architect / Project Manager  
Registered Architect: NM #004173,  
CO #402727

Jim Graf, AIA, NCARB, LEED AP  
Senior Designer/ Codes /QA-QC  
Registered Architect: NM #001500

### Location of Services

All services will be performed by locally  
owned NM businesses in Albuquerque with  
the exception of CRM Cost Consulting.

## General Information



**VIGIL & ASSOCIATES**  
ARCHITECTURAL GROUP, P.C.

*"The majority of our work with Vigil & Associates has been on an as-needed basis involving renovations and upgrades. They and their engineering firms have proven themselves to be accurate in construction documents and exceptionally flexible when those unexpected difficulties that appear in all renovation projects, manifest themselves.... I have found V&A to be very professional, easy to work with and highly recommend them as the A/E firm of choice."*

- Frank Marquez, Past Director, Bernalillo County Capital Improvement Projects

### PHILOSOPHY

Social responsibility is a core value of our firm and integral to everything we do. We strive for a comprehensive understanding of each client's vision, mission, needs and context in order to provide designs that improve and enhance their culture and environment. We believe architecture serves a higher purpose, shaping society and improving the quality of life, while conserving the earth's resources.

### HISTORY

Vigil & Associates (V&A) was founded in Albuquerque, New Mexico in 2001 by firm president Ray Vigil. The firm was incorporated as Vigil & Associates Architectural Group, P.C. in 2008. As a result of continued success throughout the state and region, V&A established its Las Cruces office in 2015 to better serve the Southern New Mexico / El Paso, Texas area.

### MISSION

The mission of Vigil & Associates is to design for the enrichment of people's lives, success of organizations, improvement of communities and the protection our natural environment by delivering exceptional and innovative design ideas and solutions through the creative blending of environmental stewardship, value, technology, science and art.

### PROFILE

Vigil & Associates Architectural Group, PC is a professional corporation registered in New Mexico and Texas. We have completed 150+ on-call projects for agencies and municipalities throughout the Southwest. We thrive on complex projects, including new construction, replacement buildings, historic renovations, additions, HVAC upgrades, remodeling/renovations, life-safety improvements, ADA upgrades and more. We have a history and reputation for delivering cost-effective, high-quality work.

Leading the firm is Raymond R. Vigil, AIA. Ray is a LEED AP with 30+ years of experience in public facility design. His design expertise is enhanced by his commitment to the firm's philosophy, strong technical knowledge and emphasis he places on client service.

# 2

## PROJECT TEAM MEMBERS





**Vigil & Associates Project Leadership**

**Ray Vigil**

Direct Responsible Charge

**Vicente Castillo**

Project Architect / Main Point of Contact

**Kevin deGraauw**

Project Manager



**Consultant Team**

MECHANICAL / ELECTRICAL ENGINEERING

**Bridgers & Paxton Consulting Engineers**

**Testudo Engineering**

**QA Engineering**

STRUCTURAL ENGINEERING

**Quiroga-Pfeiffer Engineering Corp**

CIVIL ENGINEERING

**Miller Engineering Consultants**

**QA Engineering**

**Smith Engineering**

LANDSCAPE ARCHITECTURE

**Consensus Planning**

**Sites Southwest**

LEED / SUSTAINABILITY

**Verdacity**

**JD Pearl**

COST ESTIMATING

**CRM Cost Consulting**

*(Additional Consultants as needed)*

## Organization Plan

### ORGANIZATIONAL PLAN FOR MANAGEMENT

Project organization management and scheduling of staff is critical to ensure all projects are completed as quickly as possible. Project management and communications are key in assisting the City Project Manager with budgets and schedules for each project.

We will establish the project team at the outset. We implement an integrated design approach that identifies project goals early so they can be met by all team members. It is critical that the interrelationships and interdependencies of all building systems are understood, evaluated, appropriately applied, and coordinated concurrently. This starts in the planning & programming phases.

For complex, short-duration projects, effective project management will be extremely important to meet schedule and budget goals. Successful management of these projects will depend on the implementation of a project management strategy, and the planning, organization, and effective use of project resources.

Vigil & Associates' organizational structure and implementation of a project management methodology developed over years of experience has benefited clients and resulted in an excellent record of on-time and on-budget projects as indicated in our Record of Performance.

### CONSULTANT MANAGEMENT

Consultant management and scheduling is critical during the design and construction process in order to meet schedule and budget goals. Vigil & Associates has well-established relationships with our consultants with whom we have a strong working rapport and extensive successful past experience. We work with them because of their skill and responsiveness to our projects.

We are diligent in negotiating consultant contracts to ensure consistency with the City's professional contract and ensure they contractually meet the V&A standards for high quality design and owner representation. We take responsibility for our consultants. We also welcome the opportunity to consider qualified consultants with whom the City has established relationships. We will work with you to identify the appropriate consultants for your projects.

*\* Vigil & Associates will select the consultant that will be of most benefit to the City depending upon the scope and complexity of an individual project. V&A has relationships with additional specialty consultants which we will bring in as required.*

## Consultant Team



### ERIC CONKLIN, PE

Bridgers & Paxton, Principal | Mechanical Engineer

Experience: 16 Years  
 Registrations: Professional Engineer: NM #20132 & NC  
 Affiliations: ASHRAE  
 Education: Master of Science, Mechanical Engineering, University of New Mexico, 2010  
 Bachelor of Science, Mechanical Engineering, University of New Mexico, 2006



### OSCAR URIAS, PE

Bridgers & Paxton, Principal | Electrical Engineer

Experience: 10 years  
 Registrations: Professional Engineer: NM #25342  
 Affiliations: BICSI, Institute of Electrical and Electronic Engineers  
 Education: Master of Science, Electrical Engineering, University of New Mexico, 2020  
 Bachelor of Science, Electrical Engineering, University of Texas at El Paso, 2014



### WAYNE A. YEVOLI, PE, LEED AP

Testudo Engineering, Principal | Mechanical Engineer

Experience: 40 years  
 Registration: Professional Engineer: NM #23914, CO #33767, AZ #36199, CA #31819  
 Affiliations: State Board President 2014-2016: National Society of Professional Engineers, ASHRAE  
 Education: Bachelor of Arts in Economics, University of New Mexico  
 Continued undergraduate study in Mechanical Engineering



### WILLIAM KITSOS, PE

Testudo Engineering | Electrical Engineer / Project Manager

Experience: 40 years  
 Registration: Professional Engineer: NM # 10543  
 Education: Bachelor of Science in Architectural Engineering, University of Colorado



### JON ANTHONY, PE, FPE, LEED AP, BD&C

QA Engineering, Principal | Mechanical, Electrical & Fire Protection Engineer

Experience: 30 years  
 Registration: Mechanical Engineer: NM #13843, WI #37412-006, OR #81387, MA #48780, CO #0047382  
 Electrical Engineer: NM #13843, AZ #56760, Fire Protection Engineer: NM #13843;  
 LEED Accredited Professional, BD&C  
 Affiliations: Registered Tribal Citizen of the Chickasaw Nation  
 Education: BS Mechanical Engineering, New Mexico State University, 1990



### ROBERT QUINTANA, II, PE, FPE, CEM, LEED AP, CCP, CxA

QA Engineering, Principal | Mechanical, Civil & Fire Protection Engineer

Experience: 30 years  
 Registration: Mechanical Engineer: NM #16647, AZ #56778, TX #117323, CO #0056689; Civil Engineer: NM #16647;  
 Fire Protection Engineer: NM #16647; NCEES Records Program Member #35301; QAE Qualifying Party  
 (GB-98): NM #389684; Leadership in Energy and Environmental Design Accredited Professional,  
 LEED® AP, AEE Certified Energy Manager (CEM) #15565, ACG Certified Commissioning Authority  
 (CxA), Certified Commissioning Professional (CCP)  
 Education: BS Engineering, New Mexico Institute of Mining and Technology, 1997



### RICHARD S. PFEIFFER, PE

Quiroga - Pfeiffer Engineering Corp, Vice-President | Structural Engineer

Experience: 37 years  
 Registration: Professional Engineer: NM #11155, CA, CO, TX  
 Affiliations: American Society of Civil Engineers, New Mexico Structural Engineers Association  
 Education: Bachelor of Science, Civil Engineering, New Mexico State University



**CODY SIPES, PE**  
 Smith Engineering, Vice-President | Civil Engineer  
 Experience: 18 years  
 Registration: Professional Engineer: NM #19482, AZ #74877  
 Affiliations: American Society of Civil Engineers  
 Education: Bachelor of Science, Civil Engineering, New Mexico State University



**VERLYN MILLER, PE**  
 Miller Engineering Consultants, Principal | Civil Engineer  
 Experience: 30 years  
 Registration: Professional Engineer: NM #14507  
 Affiliations: National Society of Professional Engineers, American Society of Civil Engineers  
 American Water Works Association



**KEN ROMIG, PLA, ASLA, SUSTAINABLE SITES AP**  
 Consensus Planning, Principal | Landscape Architect / Planning Services  
 Experience: 25 years  
 Registration: Professional Landscape Architect: NM #337; AZ #3213; TX #75521  
 Affiliations: Member, American Society of Landscape Architects  
 Past President and current member-at-Large, New Mexico Chapter of ASLA  
 Education: B.S. in Philosophy and Studio Art, Beloit College, Wisconsin  
 MCRP, Emphasis in Landscape Planning, University of New Mexico



**GEORGE RADNOVICH, FASLA, RLA**  
 Sites Southwest, Principal | Senior Landscape Architect / Planning Services  
 Experience: 40 years  
 Registration: Professional Landscape Architect: NM #92  
 Affiliations: NM Land & Water Summit/Xeriscape Council; American Society of Landscape Architects; State of NM  
 Board of Landscape Architects; State of NM Joint Practices Committee; US Green Bldg Council NM  
 Education: Bachelor of Architecture, University of New Mexico  
 Coursework for Masters in Community and Regional Planning, University of New Mexico



**KRIS CALLORI, RA, LEED FELLOW, WELL AP, GCPF, FITWEL AMBASSADOR**  
 Verdacity, CEO | LEED / Sustainability  
 Experience: 29 years  
 Registration: Professional Architect: NM #3470, CO #306006; LEED Fellow #30274; WELL AP  
 Affiliations: LEED Fellow, LEED AP BD+C, LEED AP ID+C, LEED AP EB+OM; Building Enclosure Commissioning  
 Provider, Commissioning Authority + BE, Certified Biomimicry Specialist, Guiding Principles  
 Compliance Fellow; Green Advantage Certified Practitioner, Green Globes Professional,  
 Fitwel Ambassador  
 Education: Master of Biomimicry, Arizona State University; Bachelor of Architecture, the Catholic University  
 of America; Building Enclosure Commissioning Process Provider, University of Wisconsin



**JARRET D. PEARL, RA, LEED AP BD+C, SITES AP, FITWEL AMBASSADOR**  
 JD Pearl, CEO | LEED / Sustainability  
 Experience: 20 years  
 Registration: NM #4854, LEED AP BD+C, SITES AP, Fitwell Ambassador  
 Education: Master of Architecture, University of New Mexico, 2005  
 BA Biology / Environmental Studies, University of Vermont, 1998



**RICK MURPHEY**  
 CRM Cost Consulting | Cost Estimating  
 Experience: 49 years  
 Registration: Professional Licensed Inspector for the State of TX Emeritus  
 Affiliations: Member of ASPE  
 Education: 2 years Business major, University of New Mexico

## Project Team Members - Vigil & Associates



**RAYMOND R. VIGIL**, AIA, CSI, LEED AP  
Vigil & Associates, President | Direct Responsible Charge

Experience: 33 years  
 Registration: Professional Architect: NM #004027, AZ #31752, CO #305624, TX #16548  
 Affiliations: NMBEA (Board Chair 2011 - current), AIA, USGBC LEED Accredited, CSI, NCARB (Record and ARE Committee Member), A4LE  
 Education: Associates Degree, National Education Center, Phoenix AZ  
 Undergraduate Studies, New Mexico State University

Ray specializes in the design of public facilities and has extensive experience throughout New Mexico. He emphasizes client involvement and communication in every project, and he personally oversees all projects to ensure the work remains true to the client's intent throughout the full process. Ray's open, friendly demeanor allows people to feel at ease and get involved. He will listen to your ideas, provide options and deliver a solution.



**VICENTE CASTILLO**, AIA, LEED AP  
Vigil & Associates, Principal | Project Design Architect

Experience: 20 years  
 Registration: Professional Architect: NM #005327  
 Affiliations: AIA, A4LE, USGBC  
 Education: Master of Architecture, Arizona State University  
 B.A. Architecture, University of New Mexico

Vicente brings a diverse background with a focus on design excellence, sustainability and client satisfaction. He specializes in renovations where he has served as the project manager/architect for multiple public agencies. He is involved with projects from conception to completion and from big picture to details to ensure that consistency and the design intent are followed through. He has extensive experience working within tight budget and facility constraints.



**KEVIN DEGRAAUW**, AIA, NCARB, LEED AP (BD+C)  
Vigil & Associates | Architect / Project Manager

Experience: 23 years  
 Registration: Professional Architect: NM #004173, AZ #72606, CO #40727  
 Affiliations: NCARB, AIA, USGBC  
 Education: Bachelor of Architecture, Mississippi State University

Kevin excels at problem resolution and has a demonstrated record of success. His one-on-one approach with users and strong defense of the owner's goals has led to repeat clients. Kevin's project management skills demonstrate a passion for bidding, cost analysis and construction administration. These qualities have led to a record of success for troubleshooting projects resulting in low cost overruns and satisfied clients.



**JIM GRAF**, AIA, NCARB, LEED AP  
Vigil & Associates | Senior Architect / Design Manager

Experience: 46 years  
 Registration: Professional Architect: NM #001500  
 Affiliations: NCARB, AIA  
 Education: B.A. Architecture, University of New Mexico, Magna Cum Laude

Jim knows New Mexico's culture, its people and architecture. He is a gifted architect with an eye for design, and he stays true to the historical context and preservation of that context. In all projects, Jim feels that they must be responsive to their context, and to be a success they must achieve the owner's goals and meet the needs of the end users.



**MICHAEL LEE**, AIA ASSOCIATE  
Vigil & Associates | Project Manager / BIM Manager

Experience: 14 years

Affiliations: AIA (Associate Member)

Education: School of Architecture and Planning, Master of Architecture  
Certificate in Town Design, University of New Mexico  
School of Technology, Bachelor of Science, Industrial Technology with Specialization  
in Architectural/Technical Drawing, Eastern Kentucky University

Michael has a diverse background and experience in healthcare, educational and commercial projects. All this bolstered by an extensive background in the graphic design field which has given him strong problem solving abilities, management and organizational skills.



**GABRIEL MOURA**, ARCHITECTURAL INTERN  
Vigil & Associates | Project Manager / BIM Specialist / Visualizer

Experience: 7 years

Education: Masters in Architecture, University of New Mexico  
Bachelors in Architecture & Urban Planning, UFMG - Federal University of Minas Gerais (Brazil)

Gabriel is a professional who thrives on problem solving and creative solutions. He has strong experience on master planning, space massing and project layout; and focuses on sustainability, project efficiency and responsible expenditure in every project.



**MARISSA HERNANDEZ**, ARCHITECTURAL INTERN  
Vigil & Associates | Graphics / Environmental Design

Experience: 2 years

Education: Masters of Science in Architecture, University of New Mexico  
Bachelors of Arts in Architecture, The University of New Mexico

Marissa brings a multidisciplinary background in design to create buildings that are unique, practical, and sustainable. Born and raised in New Mexico she has a deep understanding of its history and how important it is to properly respond to and respect the surrounding environment.



**VICTOR MENDOZA**  
Vigil & Associates | CADD Technician Specialist

Experience: 25 years

Education: Associates in Applied Science: Architectural Drafting, National Education Center, Glendale, AZ

Victor has extensive experience with all aspects of design and construction administration on education projects from elementary schools through high schools and college/universities and apartments work. He is involved from programming and conception through completion of projects to occupancy. He has extensive experience working with owner and contractors through the construction and completion of buildings.



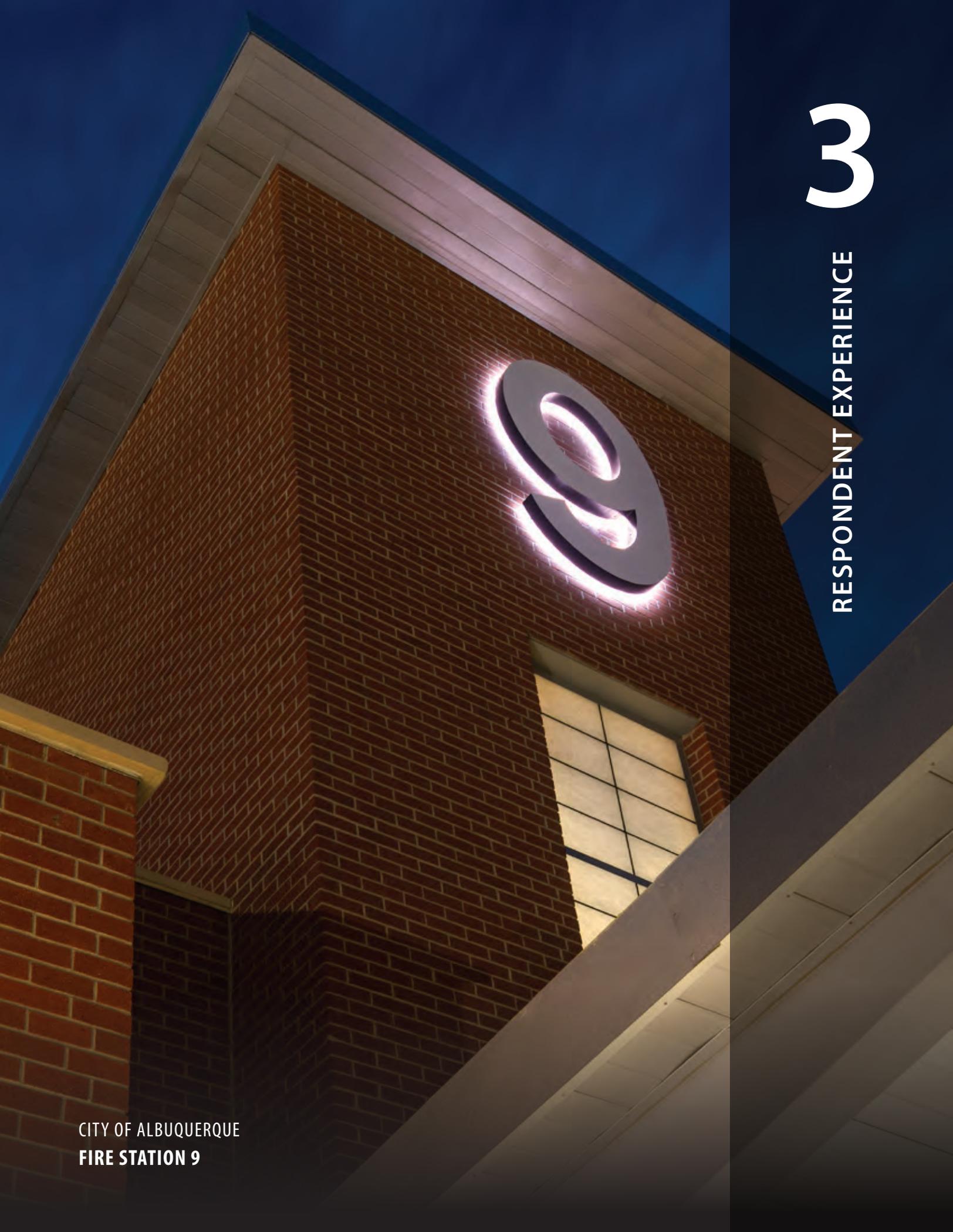
**DWAYNE LOPEZ-BURTON**, ARCHITECTURAL INTERN  
Vigil & Associates | Project Support

Experience: 1.5 years

Affiliations: AIAS

Education: Bachelor of Arts in Architecture, University of New Mexico (UNM)

Seeking to modernize the foundational capabilities of architecture, Dwayne strives to create spaces that invoke physical experiences and sensations through the means of theoretical thinking. He believes that a quality design should act prudently with its resources and encapsulate the characteristics of its surroundings while simultaneously providing attributes which would benefit the surrounding community.



3

RESPONDENT EXPERIENCE

CITY OF ALBUQUERQUE  
FIRE STATION 9

## THERE IS NO SUBSTITUTION FOR EXPERIENCE!

We thrive on simple and complex renovation projects. Our projects include municipal facilities, facility analysis, site planning, pre-design, new construction, historic renovations, additions, laboratories, healthcare, HVAC upgrades/replacements, renovations, life-safety improvements, ADA upgrades, re-roofing and more. Our history and reputation demonstrates delivering affordable, well-built and inspiring designs. Our Team continually brings exceptional service and added value to our clients.

## Previous Projects of Similar Nature



### CITY OF ALBUQUERQUE

#### HEALTH CLINIC AT CITY HALL

This project serves to create a permanent physical location for the mobile health clinic. 2,000 sf is being renovated to create three exam rooms, a waiting and reception area, lactation room, vitals and lab space, a soiled room, office space for a doctor, unisex toilet room and a work/ file space. Unique challenges included the procurement and delivery of building materials to the basement level and being completely surrounded by active city offices. Concrete had to be hand trucked in by wheelbarrow loads using freight elevators.

Working with the CABQ and the on-call Contractor staff has saved time & change order costs as we are able to negotiate directly with the on-call GC before work bids are submitted. The bid itself was controlled by the Gordian cost system, so highly detailed costs were presented before acceptance. This allowed us to scrutinize every cost which saved the client money.

**CLIENT CONTACT:** Stacy Herrera, 505-328-7471, stacyherrera@cabq.gov

**YRS OF SERVICE:** 2021 - present

**CONSTRUCTION COST:** \$844,000

**V&A PROJECT MANAGER:** Kevin deGrauw

**CONSULTANTS:** Testudo (MEP)



### UNIVERSITY OF NEW MEXICO HEALTH SCIENCES CENTER

#### HSSB CHANCELLOR'S OFFICE & ADMINISTRATION SUITE RENOVATIONS

This project served to renovate the Chancellor's Office/Administration Suites on the 3rd floor of the HSSB Building on the HSC Campus. The existing spaces carried a sterile, institutional feel which were transformed to support the HSC principals of maintaining a cohesive group atmosphere.

Vigil & Associates worked closely with HSC Facilities and Administration to ensure that the renovated space will be thoroughly interconnected to enhance teamwork and maintaining the ease of the workflows, taking advantage of daylighting, breakout spaces and transparency at all available opportunities.

**CLIENT CONTACT:** Kyle Duran, Project Manager, 505-272-2584 **YRS OF SERVICE:** 2018-2020

**CONSTRUCTION COST:** \$1,300,000 **V&A PROJECT MANAGER:** Vicente Castillo - Project Manager, Michael Lee - BIM / Construction Docs **CONSULTANTS:** QAE (Mechanical), Testudo (MEP)

- Renovation demonstrates a welcoming contemporary interior renovation with furnishings and flexible design.



### CITY OF ALBUQUERQUE

#### SOUTH VALLEY RESPITE CENTER

The Respite Center provides a safe, fun place for senior adults to enjoy social activities and care during the day. During the design process we worked closely with the South Valley Seniors Advisory committee, Department of Health, Environmental Health, the City of Albuquerque and Bernalillo County. We also toured several local respite facilities and remained in close communication with DOH to learn the requirements for this type of facility.

The facility provides a secure vestibule at the entry with a secure door into the center preventing patients from wandering away, or strangers from entering. The main space offers an area for gathering, reading and TV watching with chairs and couches. There is an area for arts & crafts and meals with a large vaulted ceiling and windows for natural light. There is a 'rest' room for individuals who might benefit from being away from larger groups, as well as a 'quiet' room for naps. A secure outdoor patio area allows a safe space to be outside and outdoor activities.

**CLIENT CONTACT:** Stacy Herrera, 505-328-7471, stacyherrera@cabq.gov

**YRS OF SERVICE:** 2017-2020 (was on hold)

**CONSTRUCTION COST:** \$1,660,458

**V&A PROJECT MANAGER:** Charles Carlson

**CONSULTANTS:** QPEC (Structural), MEC (Civil)



- Renovation demonstrates quick, timely completion and budget adherence, and a very satisfied client.

### SANTA FE PUBLIC SCHOOLS

#### RAMIREZ THOMAS ELEMENTARY SCHOOL HVAC REPLACEMENT

This project consisted of a complete HVAC conversion, administration renovation/expansion, kitchen and cafeteria expansion, classroom addition, mechanical room addition, electrical and IT upgrades, new roof coating, and new shade canopy for student pick-up/drop-off. In all, approximately 48,500 sf of the existing school was renovated and 3,750 sf of new construction was added in a very short time frame.

Almost all work had to be completed during the summer break, so the construction schedule was extremely condensed. The scope also increased during construction, as SFPS opted to add infrastructure for all-new SMART Boards in every classroom, a complete paint of interior spaces and other upgrades. V&A worked closely with SFPS and the CMAR through the summer to ensure construction stayed on schedule, even with scope increases.

**CLIENT CONTACT:** Kristy Janda Wagner, Assoc. Superintendent for Operations & Schools Support, 505-467-3400, kjanda@sfps.k12.nm.us **YRS OF SERVICE:** 2012-2013

**CONSTRUCTION COST:** \$4,512,177 **V&A PROJECT MANAGER:** Charles Carlson, Construction Administration **CONSULTANTS:** QPEC (Structural), MEC (Civil)



### CITY OF ALBUQUERQUE

#### NORTH DOMINGO BACA MULTIGENERATIONAL CENTER PH. 3

North Domingo Baca Phase III added a two-story gymnasium with an indoor track on the second floor, office for gym staff, a climbing gym and an outdoor playground to the building's west end, where exterior rooftop balconies provide a segue from existing to new.

These programmatic requirements represent a wonderful opportunity to find a form that reflects the inner workings of the building. The elegant curved exterior wall of the gymnasium not only invites guest into the property, but reflects the flowing nature of the North Domingo Baca Park as a whole.

**CLIENT CONTACT:** Stacy Herrera, 505-328-7471, stacyherrera@cabq.gov

**YRS OF SERVICE:** 2015-2020 (Project was on hold for funding)

**CONSTRUCTION COST:** \$5,442,746

**V&A PROJECT MANAGER:** Kevin deGraauw - Project Manager (Bidding/Construction Admin)

**CONSULTANTS:** Testudo (MEP), QPEC (Structural), MEC (Civil), Consensus Planning (Landscape), SSW (Landscape), Verdacity (Sustainability)



### CITY OF ALBUQUERQUE

#### FIRE STATION 9

Fire Station 9 provides living quarters for 12 firefighters, apparatus bays for emergency vehicles, and offers a community room for public use. The exterior is brick veneer in keeping with the stately firehouse vernacular. ICF forms, a solar domestic water heating system, and solar window shading devices, coupled with site orientation, a low velocity displacement HVAC system and a modern building envelope all contribute to sizeable energy savings and user health.

High performance glazing is used with moderate opening sizes- all taking advantage of the ICF and masonry's thermal stability. Careful attention was given to the acoustics, gang restrooms and showers are clad in tough porcelain tile and heavy duty wear surfacing for low maintenance. Polished concrete flooring, impact resistant walls in corridors and exposed masonry in the bays add to the durability.

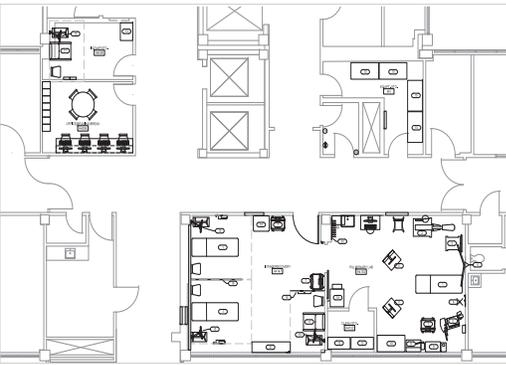
**CLIENT CONTACT:** Shawn Baxton, AFD Project Manager, 505-362-4049, sbaxman@cabq.gov

**YRS OF SERVICE:** 2017-2021 **CONSTRUCTION COST:** \$5,548,380

**V&A TEAM:** Kevin deGraauw - Project Manager; Jim Graf - Design Manager; Michael Lee - BIM

**CONSULTANTS:** B&P (MEP), QPEC (Structural), MEC (Civil), Consensus Planning (Landscape)

## Additional Relevant Projects



### UNIVERSITY OF NEW MEXICO HOSPITAL PULMONARY CLINIC RENOVATIONS

The Pulmonary Clinic at the UNM Main Hospital is currently operating in an undersized space which creates strains on patient care and care giver workflow. V&A has worked to develop an innovative new layout which resolves issues with HIPPA and workflows while also increasing capacity to allow for better patient care within the constraints of the 1952 structure.



### BERNALILLO COUNTY FIRE & RESCUE DEPARTMENT FIRE STATION 43 ADDITION & REMODEL

This project added an addition, remodeled the main living quarters, and addressed roof leaks and site drainage issues. The open concept design expanded common areas & provided personal spaces & an exercise room. A new large kitchen open to a large living & dining area were included. Natural lighting & LED fixtures provide energy efficient daylighting. A privacy wall around the outdoor patio with a gas grille & tables increased the living area. Sleeping rooms were added with a large operable windows and dimmable LED lighting. Finishes are low-maintenance including polished concrete floors. The mechanical system was upgraded and a variable refrigerant flow system, all new plumbing, gas fired tankless, on-demand hot water, all new fixtures & energy star appliances, and a new water softening system to prolong the life of the equipment.

- Mechanical systems upgrade
- Spaces reconfigured to meet needs
- Assessment of existing facility



### BELEN CONSOLIDATED SCHOOLS BELEN HIGH SCHOOL MULTI-BUILDING RE-ROOF

Project consisted of 38,137 square feet of roof replacement which included removing the existing rooftop HVAC units and EPDM roofing membrane and insulation down to the existing metal deck. New poly-iso insulation with recovery board was added with a 80 mil TPO roofing membrane system. New curbs, flashing, parapet caps and crickets were installed along with gutters and down spouts.



### BELEN CONSOLIDATED SCHOOLS GIL SANCHEZ ELEMENTARY & BELEN HIGH SCHOOL CAFETERIA RE-ROOF

The project involved removing the existing roofing down to the deck at both schools. The work included installation of a new TPO Roofing System; removing existing unit skylights and replacing with new unit skylights; removal and reinstallation of mechanical equipment and curbs; repair/replacement of the existing mechanical unit cooling fins, removal/modification and reinstallation of gas lines, plumbing lines, and electrical conduit.

**ON-CALL EXPERIENCE** Deliberate, Professional, Responsible

VIGIL &amp; ASSOCIATES HAS COMPLETED OVER 150+ ON-CALL PROJECTS THROUGHOUT THE SOUTHWEST

(Partial list)

**BELÉN CONSOLIDATED SCHOOLS**

Belen Family School  
 Belen HS Multiple Building Re-roof, Ph 1 & 2  
 Gil Sanchez Elementary Remodel  
 Gil Sanchez Elementary Re-roof  
 Belen High School ADA Access Ramps  
 Rio Grande Elementary Assessment

**BERNALILLO COUNTY**

West Central Fire Station 66  
 South Valley Multi-Purpose Room Addition  
 Bernalillo County Fire Station 31 Remodel  
 Infrastructure for Metal Bldg  
 Confined Space Training Tower  
 Southeast Heights Children's Facility  
 Fire Station 43 Addition & Renovation  
 Fire Station 5 Addition & Remodel  
 Fire Station 46 Addition & Renovation  
 Fire Station 41 Addition & Renovation  
 South Valley Library Restroom Renovation  
 Youth Services Center Renovation

**CHAMA VALLEY INDEPENDENT SCHOOLS**

New Tierra Amarilla Elementary School  
 Escalante Mid-high School & Gym  
 Emergency Roof Inspection  
 2004 Bond: Misc Improvements & DCU Work  
 Tierra Amarilla ES Cafeteria & Gym Re-Roof  
 Weight Room Addition to Escalante High

**CITY OF ALBUQUERQUE**

Fire Station 9  
 Fire Station 12  
 Fire Station 16  
 Fire Station 23  
 Health Clinic Remodel  
 APD Facilities Assessment  
 APD Main Boiler Replacement  
 APD Main Chiller Replacement  
 Bus Transit Authority Yale Station Admin Building Demolition  
 Bus Transit Facilities Assessment

**CITY OF LAS CRUCES**

Animal Services Center Admin Addition  
 Rio Grande Theater  
 Downtown Plaza  
 City Hall Security

**CUBA INDEPENDENT SCHOOL DISTRICT**

Cuba High School  
 Cuba Elementary School & Temp Campus  
 Cuba High School Football Field Lighting  
 Cuba Teacher Housing  
 Cuba MS & Deficiencies Work at 3 Schools  
 Cuba Elementary Re-roof  
 Cuba High School Restroom Renovation

**DONA ANA COUNTY**

Delores Wright Feasibility Study  
 Delores Wright Community Center Addition

**JEMEZ MOUNTAIN PUBLIC SCHOOLS**

Coronado High School Gymnasium Re-Roof  
 Lybrook Elem/Middle Adds & Site Improv  
 Coronado High School Re-Roof  
 Bio-mass/Maintenance Bldg (*design only*)

Electrical Renovation at JMPS Central Office  
 Lybrook Elementary School  
 Coronado HS Industrial Arts HVAC Improv.  
 Coyote ES Kitchen & Cafeteria Improvement

**KIRTLAND AIR FORCE BASE**

Building 592 HVAC Replacement  
 Building 592 Foundation Repairs  
 20604 Tenant Improvement

**LAS CRUCES PUBLIC SCHOOLS**

Hermosa Heights ES Multipurpose Addition  
 Caesar Chavez Elementary Parking Lot  
 LCPS Operations Annex  
 Columbia Elementary Evaluation  
 MacArthur Elementary Parking Lot  
 University Hills Elementary Stucco  
 Highlands Elementary Parking Lot

**LAS VEGAS CITY SCHOOLS**

HVAC Upgrades at Five Elementary Schools  
 Robertson High School HVAC Upgrades

**MESA VISTA CONSOLIDATED SCHOOLS**

Mesa Vista Track Improvements  
 El Rito Elementary School  
 Structural Inspection of Ojo Caliente School  
 Emergency Work at Grants Gym  
 Multi-Campus Re-roof and Repairs  
 Campus Wide Drainage Improvements

**MOSQUERO MUNICIPAL SCHOOLS**

Mosquero Track  
 Mosquero Gym Addition  
 Mosquero Roping Arena

**PUEBLO OF ZUNI**

WIC Facility Office Building

**STATE OF NEW MEXICO**

YDDC Gymnasium  
 DPS Firing Range  
 NMBHI Nurses Stations Upgrades  
 NMBHI Forensic dept. Glass Upgrade  
 Espanola HSD Albert Amador

**UNIVERSITY OF NEW MEXICO**

Chemistry Building: Clark Hall Renovation  
 Collaborative Teaching Support Center  
 Ortega Hall Language Learning Center Renovation  
 Novitski Dental Clinic Renovation  
 La Posada Dining Hall Renovation  
 Castetter ARF Lab Renovation

**UNM HEALTH SCIENCES**

Basic Medical Services Building - 261-267  
 Biochemistry Lab  
 Basic Medical Services Building - 382  
 Biochemistry Lab  
 HSSB Rm 233D  
 HSSB Rms 167-169  
 HSC Biomedical Research Facility  
 HSC G40 Lab Renovation, Phase 1 & 2  
 HSC 283 Neurosciences Lab  
 HSC- Pharmacy Remodel Rm B23-B27  
 HSC Brain Recovery & Repair Remodel  
 HSC Surge Epi Lab

**UNIVERSITY OF NEW MEXICO HOSPITALS**

UNMH Food Service Renovation  
 UNMH Carrie Tingley Ortho  
 UNMH Main Pulmonary Clinic  
 UNMH Main HIPPA/Medical Records Dept  
 UNMH Main Operating Room  
 UNMH 4th Floor ACC Renovation  
 UNMH SE Heights Center for Family & Community Health Renovation

**UNM SANDOVAL REGIONAL MEDICAL CENTER**

SRMC Sleep Infusion Center Renovation  
 SRMC PET CT Modifications and Renovation  
 SRMC Site Circ. Analysis & Site Modifications  
 SRMC Physicians Office Space Expansion  
 SRMC Basement Storage Remodel  
 SRMC Fire Rating Plans

**WINDOW ROCK UNIFIED SCHOOL DISTRICT**

Add'l Teacher Housing Mobile Home Sites  
 Tséhootsooí Middle School  
 Tséhootsooí Elementary School  
 Window Rock Teacher Housing Phases I & II

**PROJECT MANAGERS' CITY EXPERIENCE**

V&A Project Managers and our consultants have experience with the City's procedures. We begin early in the design process and hold preliminary meetings with various plan review departments such as IBC, Mechanical, Hydrology, Transportation, etc. to establish that City requirements will be met. To ensure a smoother process throughout permitting, we go to the City and address any comments that may be on the plans.

Projects requiring City approval in the last 5 years include: CABQ North Domingo Baca Multigenerational Center Ph 3, CABQ Fire Station 9, CABQ Fire Station 12, CABQ Fire Station 16, CABQ Fire Station 23, CABQ Respite Care, CABQ 1 Civic Center Health Clinic Remodel, CABQ APD Facilities Assessment, CABQ APD Main Boiler Replacement, CABQ APD Main Chiller Replacement, CABQ Bus Transit Authority Yale Station Admin Building Demolition, and CABQ Bus Transit Facilities Assessment.

# 4

## TECHNICAL APPROACH



V&A PROJECT MANAGER INSPECTS A ROOF FOR REPAIR



## Understanding of Project Scope

### UNDERSTANDING OF SCOPE Managing & Delivery of On-Call Architectural Services

Vigil & Associates has held on-call contracts with multiple agencies throughout the State, providing comprehensive architectural services for projects of all sizes. We understand that many times an on-call project needs a rapid response and fast completion. Vigil & Associates is quick to respond to your needs and time frames.

We are well versed in the intricacies of these types of projects which vary greatly in their size, budgets and complexities. The quality and frequency of projects will vary over time. Although most of these are not high profile projects, they are just as critical to ensuring the safety, functionality and efficiency of facilities. A typical on-call services contract entails an indefinite quantity of small projects over a period of time. There may be many multiple projects in some years, and very few in others. This is typically a function of available funding for the various projects or result of need.

Our on-call projects have ranged from re-roofs, security upgrades, HVAC upgrades, ADA-compliance, and tenant improvement renovations to large additions, new construction and planning services. We have found that on-call contracts are especially rewarding, because they allow us to develop long-term relationships with clients. Through the ongoing process, we are able to learn the specific needs and preferences of the City of Albuquerque, and to perform all services within the broader context of the municipality, county or state.

We establish the project team at the outset of each project. This begins in the programming phase and continues through the end of the project. The integrated design approach requires early identification of project goals so that they can be met by all team members. Interrelationships and interdependencies of all building systems are understood, evaluated, appropriately applied and coordinated concurrently. The design team uses several means of communication to work together throughout the project, including interdisciplinary team meetings, shared resources and BIM files, WebEx meetings and teleconferencing.



## Plans to Perform Services Required

### THE INTEGRATED DESIGN PROCESS

We understand that your projects have multiple agencies, departments and users involved in the programming and design of their buildings. It is imperative that all voices are heard, all concerns are considered, and all decision are made collaboratively in an open forum of communication.

Vigil & Associates actively engages all stakeholders through an Integrated Design Process (IDP). We use this process to determine and adhere to goals for cost savings, life-cycle costs, maintenance requirements, occupant comfort and functionality. Working together, we create high-performing sustainable buildings. This ability to seek interrelationships between the users, the City and all technical disciplines is key to lower project costs and high quality design, providing long-term value to the City of Albuquerque.

#### Conducting IDP workshops early in the design/decision-making process will:

- Establish a multi-disciplinary team that can set and agree on common project goals
- Develop early consensus on project design priorities
- Provide an early understanding of the potential impact of various design strategies
- Initiate a design process to reduce project costs and schedules, and obtain the best energy and environmental performance
- Identify strategies utilizing expertise to eliminate costly surprises later
- Identify partners, available grants, and potential collaborations that can provide expertise, funding, credibility, and support to the project
- Set a project schedule and budget that all team members feel comfortable following



**COMMUNICATION TOOLS**

From hand sketches to BIM models, we will take advantage of our toolbox to efficiently communicate design intent, ensure clarity, and promote collaboration. Clear information ensures barriers are broken down and promotes an interactive process. This is important, especially in high-profile projects like this one, where public involvement is crucial.



Coach Archie Duran Elementary School, El Paso, TX



Scan here for a virtual look around!

**CODE INTERPRETATIONS Meeting With Code Officials**

During design, input from code officials is invaluable. Meeting in person and reaching a consensus on code is very important as interpretations of requirements can vary greatly depending on perspective. This conversation is much easier accomplished in design rather than waiting for construction.

The technical complexity and existing conditions further the value of this coordination effort. Conducting walk-throughs with the officials at the same time furthers consensus building as design parameters are worked through.

**QUALITY CONTROL**

Vigil & Associates utilizes an interdisciplinary coordination process to ensure all specifications, drawings, bid documents and construction and design documents will be thorough, accurate and complete.

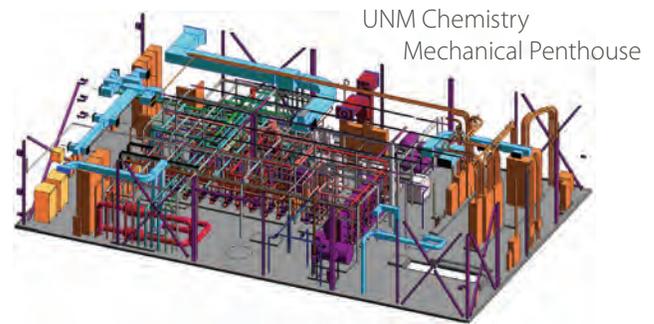
Our team believes communication and constant attention to detail are vital to the success of every architectural project. We employ a review process at all critical design stages to check for code compliance, cost control and budget, as well as effective incorporation of owner’s goals and objectives. V&A uses the efficient and active communication software Bluebeam Revu for design coordination, and cloud-based collaborative reviews.

Our architects use established checklists to ensure all drawings are complete and drawings are regularly checked by other architects and/or construction administrators within

the office for accuracy, consistency and constructability. Our consultants follow similar procedures for their documents. We then further verify our consultants’ drawings by cross-checking their documents with our own. Any items of question are revised by the responsible parties and are then re-checked to ensure all items were addressed. This QA/QC check occurs at every phase.

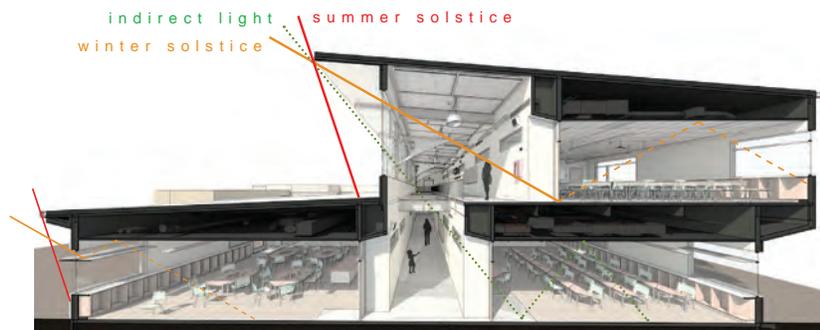
**BUILDING INFORMATION MODELING (BIM)**

We are avid proponents of Building Information Modeling (BIM), especially concerning renovations where integrating building systems within existing spaces can be complex. BIM is a design communication tool used to compare information that defines space in an easy-to-understand way. This enables the clear interpretation of information and allows the Owner and contractor access to the model to share input, improve design, and mitigate critical items. This streamlines the design process and promotes on-time project delivery.



**SUSTAINABLE DESIGN**

Vigil & Associates believes it is our responsibility as design professionals to create high-performance facilities that conserve energy and water and provide healthy environments for occupants. Our engineering consultants are very knowledgeable about the latest energy-efficient systems, and alternative energy systems such as solar power. We can provide life-cycle costing for different systems so you can select the equipment that best suits your goals for first costs, long-term costs, operation and maintenance requirements, and functionality.



Systems Coordination and Daylighting BIM Model

# Specialized Problem Solving

## BUILDING ASSESSMENTS

V&A can provide complete conditions analyses of existing buildings, including building and site systems and infrastructure, appropriateness to facilitate the City's programs, and the cost to maintain, repair and operate compared to the cost to renovate. Existing conditions addressed in an analysis include the physical integrity, maintainability and sustainability of the site and buildings, and associated space needs as identified by the facilities master plan. Existing and long-term operational costs and community service needs for the analysis and assessment will be based on available facility documentation.

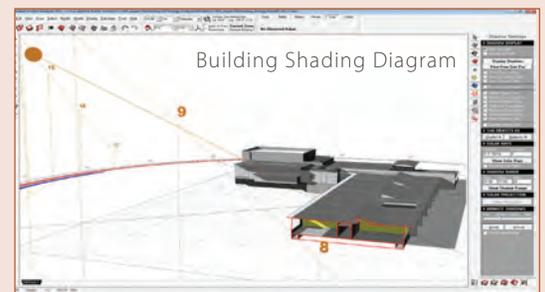
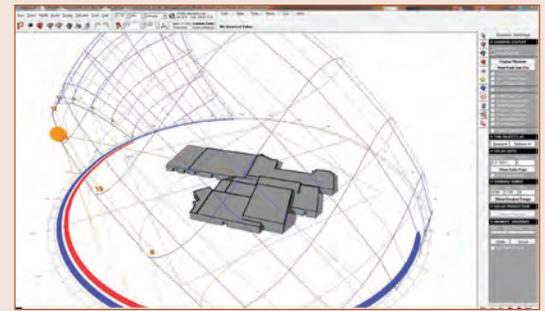
The final analysis and assessment reports include as a minimum the following:

- **Complete review of existing documentation including drawings and specifications reports, etc.**
  - If not available, 3-D scanning may provide benefits on this project as it has on other V&A projects
  - Complete code analysis including IBC and IECC, ADA
- **Complete Civil Analysis and Assessment**
  - Varying grade elevations that need to be addressed around the existing buildings
  - Current site drainage patterns in and around the building to ensure that any modifications work with the existing drainage system
- **Structural Assessment of all existing structural systems to determine structural capacities & code compliance**
  - Review to see if structure meets current code. We have recently seen changes in the seismic code have had a significant impact on older renovations, necessitating significant structural additions.
- **Mechanical, Electrical, Plumbing coordination of central plant tie-in is critical**
- **Roofing Analysis and Assessment**
  - Moisture intrusion and roof deck integrity
- **Building Envelope Analysis and Assessment**
  - Existing envelope integrity and potential code-required modifications, including energy code requirements for continuous insulation
  - Moisture migration envelope integrity
- **Fire Protection Assessment**
- **Sample Fire Plan Strategy**
- **Plumbing Fixture Calculations**

## EXISTING BUILDING ENERGY ANALYSIS & EFFICIENCY UPGRADES

As part of our design process, we can identify potential upgrades to a building envelope that will increase energy efficiency, and we can evaluate the life-cycle costs of retrofit upgrades. We can also study options for renewable energy generation in existing buildings.

We have a streamlined energy modeling process to analyze and estimate existing building energy consumption using Building Information Modeling (BIM) solutions. We can assess existing building performance quickly and accurately, and identify areas for improvement.

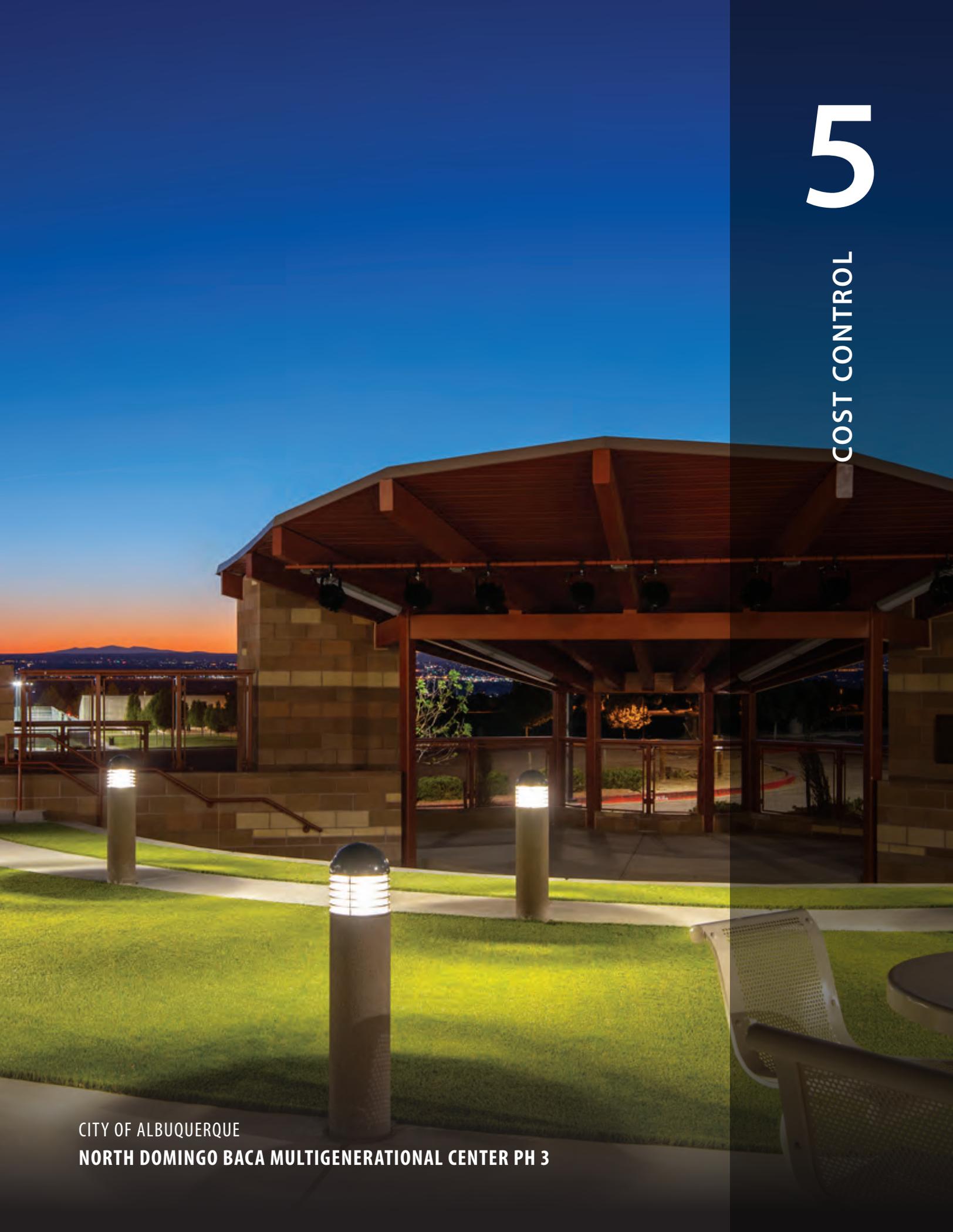


**V&A energy modeling includes three key elements: capture, model and analyze. Our assessments are used to:**

- Analyze buildings for high potential retrofit candidates. V&A uses rapid energy modeling to estimate the energy consumption and carbon footprint of an existing building, assess factors such as energy costs and carbon emissions, and identify upgrades with high potential for improvement.
- Prioritize retrofit investments and energy efficiency measures. V&A uses rapid energy modeling to quickly understand and compare potential retrofit and renovation options, and drill down into the energy model of existing buildings to make recommendations on energy-efficiency upgrades to the building envelope.
- Evaluate the life-cycle impact of retrofit decisions. V&A uses rapid energy modeling to quickly evaluate various design alternatives, shading devices, additional insulation, window upgrades for intended retrofits and identify solutions that optimize energy efficiency & life-cycle impact.

# 5

## COST CONTROL



CITY OF ALBUQUERQUE  
NORTH DOMINGO BACA MULTIGENERATIONAL CENTER PH 3

## Cost Control and Cost Estimating Techniques

Buildings are long-term investments. We understand the City of Albuquerque will spend millions of dollars annually to replace and maintain facilities for current and future generations. During the design of any project, we consider the long-term operations and maintenance requirements, and we bring those cost factors into our design decisions. This helps create facilities that are economically and environmentally sound investments for the City.

### COST CONTROL OF THE DESIGN PROCESS

An important part of controlling costs is producing high-quality documents. We make our drawings & specifications thorough, accurate and well coordinated across disciplines to help reduce change orders and delays during construction.

Estimates of probable costs are made at each scheduled milestone. We will work directly with you to modify the design if budget is reached or exceeded. We will focus on your priorities and communicate with you to find adjustments in the scope or break out portions of the project as additive alternates which can be included if bids are within budget.

### COST CONTROL OF THE CONSTRUCTION COST

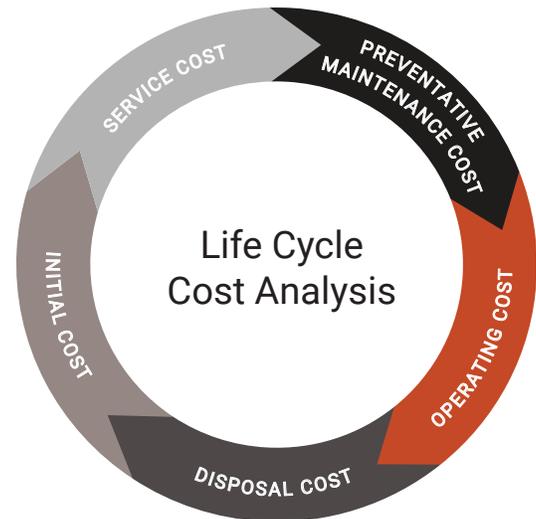
Especially with renovation projects, we know it is essential that we stay actively involved with our projects during construction to ensure that the quality of the finished product reflects the design intent of our drawings. We develop good working relationships with contractors so we can keep projects on schedule and on budget throughout construction.

V&A provides supplemental drawings for owner-requested changes, and we work closely with both the owner and the contractor to explore options for any unanticipated issues that might arise. Value engineering can also be used to reduce costs working directly with the contractor to negotiate a lower cost by product substitutions or “as equal” options. This way the overall vision is preserved but performed at a lower cost. At times the contractor may have a great and simple idea to save time & money that makes sense. As our experience demonstrates, we strive to keep projects on budget.

### COST ESTIMATING TECHNIQUES

Vigil & Associates consistently delivers excellent design within or below set budgets. The most important component to this success is our integrated analysis of cost ramifications, maintenance, life cycles, and similar considerations for the long-term life of our buildings. Our project teams include construction administrators with experience in cost estimating.

The construction administrators work with the teams throughout the design process to assess cost considerations and constructability. It is essential for the project design teams, including consultants, to understand and incorporate the budgetary goals to meet budget requirements. The cost estimator is part of the team and uses a variety of cost



estimating techniques from in-house databases, estimating data published construction industry specialist such as Means and others; and the City of Albuquerque City Engineer's estimated unit prices. For large projects, we often use a professional cost estimator.

### TECHNIQUES USED FOR THESE PROJECTS

#### LIFE-CYCLE COST ANALYSIS

Life-cycle costing is a means of comparing different designs to identify the best investment. Many high-performance measures can be incorporated into a facility design without increasing costs, and additional measures can increase the health and efficiency of the building even further. Vigil & Associates uses life-cycle costing to assess the total cost of ownership for a facility over time. All building expenses that can be calculated are included in the analysis, including initial costs (design and construction), operating costs (energy, water, other utilities, and personnel), and maintenance, repair and replacement costs.

#### SYSTEMS LIFE-CYCLE ANALYSIS

For each project, the design team initiates a life-cycle cost analysis of all relevant building components to determine the total energy and systems costs for a 30-year life cycle. These result in high-performance buildings with long life-cycle features that contribute to reduced energy consumption and costs.

Experience teaches us what does and doesn't work. We may use “lessons learned” or “best practices/precedent” analysis. Life cycle costs are one thing- but if it is too fussy, or there are obscure proprietary services/replacement parts, or its too complicated to maintain- then we will bring better solutions to the table. Real world logic based on input from the facilities teams who support these systems after initial purchase provides answers that really work.

# Bid and Cost Comparisons

## COMPARISONS OF BID AWARD AMOUNT TO FINAL COST ESTIMATE FOR PROJECTS DESIGNED DURING PAST 2 YEARS

**Santa Fe High School Commons Building Ph 1 | Santa Fe Public Schools**  
 Month & Year of Bid: May 2022      Final Cost Estimate: CMAR  
 Number of Bids: CMAR                      Bid Award Amount: \$15,344,786

**Public Safety Complex | Cibola County**  
 Month & Year of Bid: Mar 2022      Final Cost Estimate: \$3,208,252  
 Number of Bids: 3                              Bid Award Amount: \$3,936,251

**Hillrise Elementary Addition | Las Cruces Public Schools**  
 Month & Year of Bid: Sep 2021      Final Cost Estimate: \$7,835,542  
 Number of Bids: 2                              Bid Award Amount: \$7,376,500

**Dolores Wright Community Center – New Library/Media Center Addition | Dona Ana County**  
 Month & Year of Bid: Jun 2011      Final Cost Estimate: \$920,000  
 Number of Bids: 1                              Bid Award Amount: \$882,945

**Martin Luther King Jr Elementary Upgrades | Rio Rancho Public Schools**  
 Month & Year of Bid: Apr 2021      Final Cost Estimate: \$2,756,855  
 Number of Bids: 5                              Bid Award Amount: \$2,605,714

*“I have worked with many contractors, architects and firms during my 26 years with the city and my experience working with Vigil & Associates team was a director’s dream. The professionalism and creative talent were exceptional. The design took into account all our requests and needs for providing the best facility and environment for the public.”*

- Jorja Armijo-Brasher, Dept of Senior Affairs Past Director, City of Albuquerque re: North Domingo Baca Project

*“Vigil & Associates is thorough, hard-working, dedicated, and professional. I have watched them in stressful & complicated situations requiring strong listening skills and an open mind. They offered innovative ideas to complex problems... Through it all, V&A assisted us in meeting the project goals and staying on schedule while addressing our needs. They did an excellent job of breaking large issues into manageable segments that we can understand. They took the time to make sure issues are explained, options are explored, and solutions provided.”*

- Kathryn Vandenkieboom, Principal, Los Alamos Public Schools



Public Safety Complex  
Cibola County



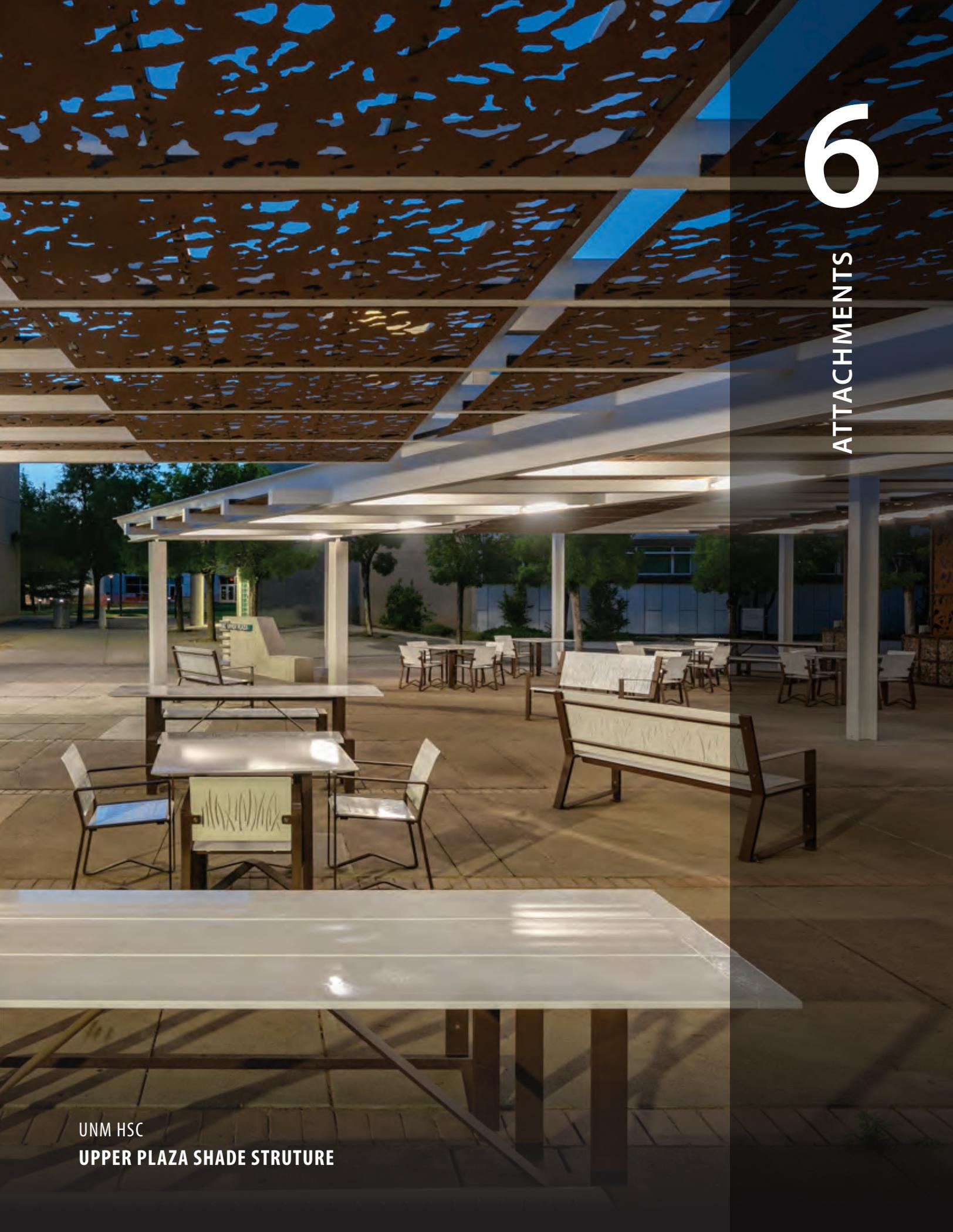
Dolores Wright Community Center  
Dona Ana County



West Central Fire Station 37  
Bernalillo County

# 6

## ATTACHMENTS



UNM HSC  
UPPER PLAZA SHADE STRUTURE

# 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 City Wide On-Call Architectural Services

Project Number 7680.92

Date 7/12/2023 Firm Name Vigil & Associates Architectural Group, P.C.

Signature 

Title President

STATE OF NEW MEXICO )

) ss

COUNTY OF BERNALILLO )

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

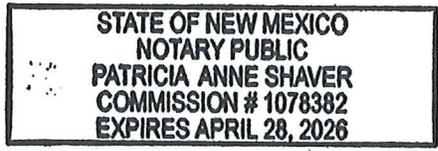
Raymond Vigil

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

23<sup>rd</sup> day of June, 20 23

Patricia A. Shaver   
(Notary Public)

My commision expires: 4/28/26



# Pay Equity Reporting Form



City of Albuquerque  
www.cabq.gov



Bernalillo County  
www.berrillco.gov



Water Authority  
www.abcmua.org

## Company Details

Company Name	Vigil & Associates Architectural Group, P.C.
Phone	505-890-5030
Email Address	sarah@va-architects.com

Mailing Address	4477 Irving NW Suite A Albuquerque, NM 87114
NM Employees?	yes

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	0	1	N/A
2 Professionals	1	7	13.03%
3 Technicians	4	12	17.18%
4 Sales Workers	0	0	N/A
5 Office and Admin. Support	5	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	10	21	15.80%

Total # of Females (all categories)	10	Total # of Males (all categories)	21
Total # Female Only Job Categories	1	Total # Male Only Job Categories	2
Total # Part Time Females	7	Total # Part Time Males	12
Female % Workforce	32.26%	Male % of Workforce	67.74%
Total # Employees	31	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.

Ray Vigil President

*Ray Vigil*

Jul 7, 2023

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 BUSINESS REGISTRATION

CITY OF ALBUQUERQUE  
P.O. BOX 1293  
ALBUQUERQUE, NM 87102

VIGIL & ASSOCIATES ARCHITECTURAL  
4477 IRVING NW STE A  
ALBUQUERQUE NM 87114

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## CITY OF ALBUQUERQUE

VIGIL & ASSOCIATES ARCHITECTURAL (VIGIL & ASSOCIATES  
ARCHITECTURAL)  
4477 IRVING NW STE A

PERMIT NO: BRC-2008-311101

PROGRAM: BUSINESS REGISTRATION

EFFECTIVE FROM: 05/01/2023 THROUGH: 04/30/2024

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HAVING COMPLIED WITH THE FEE REQUIREMENTS OF CHAPTER 13 ARTICLE 1 OF THE REVISED ORDINANCES.

REGISTRATION OR LICENSING WITH THE CITY OF ALBUQUERQUE AND PAYMENT OF FEES DOES NOT CONSTITUTE A  
WAIVER OF ANY REQUIREMENTS OR PROVISIONS CONTAINED AT ANY LAW.

THE ACTIVITY/BUSINESS PROPOSED TO BE CONDUCTED AT ANY LOCATION WITHIN THE CITY SHALL BE APPROVED BY  
THE CITY'S ZONING ENFORCEMENT OFFICER PRIOR TO COMMENCING THE ACTIVITY/BUSINESS.

PLANNING DEPARTMENT - CODE ENFORCEMENT DIVISION

[WWW.BIZREG.CABQ.GOV](http://WWW.BIZREG.CABQ.GOV)

(505) 924-3890

**POST IN A CONSPICUOUS PLACE**

# STATE OF NEW MEXICO

TAXATION AND REVENUE DEPARTMENT

## RESIDENT BUSINESS CERTIFICATE

Issued to: VIGIL & ASSOCIATES ARCHITECTURAL  
GROUP,PC

DBA: VIGIL & ASSOCIATES ARCHITECTURAL  
GROUP,PC  
4477 IRVING BLVD NW STE A  
ALBUQUERQUE, NM 87114-4286

Expires: **02-Mar-2024**

Certificate Number:

**L1042362800**



Stephanie Schardin Clarke  
*Cabinet Secretary*

THIS CERTIFICATE IS NOT TRANSFERABLE