

Mayor Timothy M. Keller


EC-24-241

CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

INTER-OFFICE MEMORANDUM

DATE: July 11, 2024

TO: Dan Lewis, President, City Council

FROM: Timothy M. Keller, Mayor 

SUBJECT: Mayor's Recommendation of Architectural Consultants for the Albuquerque International Sunport (AIS) Pre-Security Fire Protection

The Selection Advisory Committee corresponded via email on June 26, 2024 to consider the following project.

Project: Project No: 7700.99; Architectural Consultants for Albuquerque International Sunport (AIS) Pre-Security Fire Protection

Agency: Department of Municipal Development

Project Description: Provide design, bidding, and construction phase services for a new fire suppression system that are FM Global compliant for the pre-security side of the Albuquerque International Sunport terminal building. Milestone deliverables will be reviewed by FM Global. Fire flow tests will be required to determine if fire pumps will be required.

At its sole discretion, the City may choose to either hire a general contractor during the design phase or use a Construction Manager at Risk (CMAR) construction format for the project. The general contractor or CMAR will provide design phase preconstruction services and the CMAR may also serve as the general contractor. If a CMAR construction format is used, it is expected the Architect would have both an understanding of and experience with the CMAR project delivery system and would be required to assist in the future selection of the CMAR. The Architect will also be required to work closely with either the CMAR or general contractor during the design and construction phase of the project.

The Committee made the following recommendation:

SPMC

256

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:

SMPC

Mayor's Recommendation of SMPC for Project No: 7700.99; Architectural Consultants for Albuquerque International Sunport (AIS) Pre-Security Fire Protection

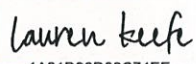
This recommendation is being forwarded for Council consideration and action.

Approved:

Approved as to Legal Form:


 10/11/24
Samantha Sengel
Chief Administrative Officer

Date

DocuSigned by:
 10/1/2024 | 5:18 PM MDT
Lauren Keefe
City Attorney

Date

Recommended:

Signed by:
 10/1/2024 | 5:17 PM MDT
Jennifer Turner, Director
Department of Municipal Development

Date

JY

Attachments:

Cover Analysis
Composite SAC Evaluation Form
Minutes of the SAC Meeting

Cover Analysis

1. What is it?

Provide architectural consultant services for a new fire suppression system throughout the pre-security side of the Albuquerque International Sunport.

2. What will this project do?

Complete the fire suppression system within the Sunport terminal building.

3. Why is this project needed?

To provide critical life safety protection.

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

The cost is to be negotiated as a percentage of the estimated construction cost, which is \$20,000,000. The funding will be from Aviation Department Fund 613, Activity Number 1174010.

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

No, there is not a revenue source associated with this contract.

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

The Aviation Department will not be able to meet the requirements of the Fire Marshal, nor will it be able to provide users of the terminal building with added life safety in the event of a fire.

7. Is this service already provided by another entity?

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

FISCAL IMPACT ANALYSIS

TITLE: R: O:
FUND:
DEPT:

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

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

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created

COMMENTS:

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

PREPARED BY:

APPROVED:

FISCAL ANALYST

DIRECTOR

REVIEWED BY:

EXECUTIVE BUDGET ANALYST

BUDGET OFFICER

CITY ECONOMIST

Minutes of the Meeting
of the
Selection Advisory Committee
June 26, 2024

via E-mail

**Architectural Consultants for the
Albuquerque International Airport (AIS) Pre-Security Fire Protection**

Project No: 7700.99

Present:

Hartwell Briggs, PM, RA, Aviation Department
Jerry Francis, City Architect, Department of Municipal Development
Mark Eshelman, Transit Department
Christina Sandoval, Aviation Department
David Urioste, Aviation Department

Staff:

Jeanne Young, Interim Administrator Selection Advisory Committee

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

Project Description:

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Estimated Compensation \$20,000,000.00

The Interim Administrator contacted the SAC Committee and RFP respondents on June 18, 2024 and advised them that this meeting would take place via email on June 26, 2024. She reminded the SAC Committee to have their scores and comments emailed to her by 3:00 pm on June 26, 2024.

The Interim 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 Architects	254
SMPC Architects	256

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

SMPC 256

There being no further business before the Committee, the Interim Administrator adjourned the email meeting by emailing everyone at 11:12 am on 6/26/24.

Jeanne Young

Jeanne Young, Interim Administrator
Selection Advisory Committee

cc: City Clerk

Composite Selection Advisory Committee Evaluation Form

Project No:7700.99; Architectural Consultants for the AIS Pre-Security Fire Protection

DATE: 07/11/2024

Evaluation Criteria	Maximum Points	Firm Name	Firm Name	
		ARIA	SMPC	
I. General Information 1. Provide Name and Address of Respondent and, if firm, when firm was established. 2. Provide number of employees, technical discipline and registration. 3. Indicate where the services are to be performed.	25	24	25	
II. Project Team Members 1. Provide organization plan for management of the project. 2. Identify all consultants to be used on the project. 3. Provide qualifications of project team members shown in organization plan, including registration and membership in professional organizations. 4. Provide any unique knowledge of key team members relevant to the project.	75	63	60	
III. Respondent Experience 1. Describe previous projects of a similar nature, including client contact (with phone numbers), year services provided, construction cost (if applicable), and a narrative description of how they relate to this project. 2. Provide examples of the Project Manager's City experience within the past five (5) years that serve to demonstrate the Project Manager's knowledge of City procedures.	150	128	132	
IV. Technical Approach 1. Describe respondent's understanding of the project scope. 2. Describe how respondent plans to perform the services required by the project scope. 3. Describe specialized problem solving required in any phase of the project.	125	109	113	
V. Cost Control 1. Describe cost control and cost estimating techniques to be used for this project. 2. Provide comparisons of bid award amount to final cost estimate for projects designed by the respondent during the past two (2) years. The consultant may provide justification for any discrepancies that may exist with this information.	75	64	62	
VI. Quality and Content of Proposal 1. Evaluator's rating of overall quality of proposal.	50	45	45	
Total Possible Points	500	500	500	
Total Points (Before Point Deductions)		433	437	
Minus High and Low Scores Total		179	181	
Total Points (Minus High and Low Scores)		254	256	
Minus Point Deductions (If Applicable)		0	0	
Sub-Total (All Applicable Deductions Applied)		254	256	
Plus Tie Breaker Points (If Applicable)		0	0	
SAC TOTAL SCORES		254	256	
Plus Interview Scores		0	0	
FINAL SCORES		254	256	



ARCHITECTURAL CONSULTANTS FOR

ALBUQUERQUE INTERNATIONAL SUNPORT (AIS) PRE-SECURITY FIRE PROTECTION

Project No. 7700.99



City of Albuquerque Department of Municipal Development
c/o Myrna Marquez, Administrator, Selection Advisory Committee
myrnamarquez@cabq.gov

May 22, 2024

RE: Architectural Consultants for Albuquerque International Sunport (AIS) Pre-Security Fire Protection Project No: 7700.99

Dear Members of the Selection Advisory Committee:

Construction projects in active public spaces can pose unique project management and project delivery challenges relating to budget, schedule, and administration. The Sunport is a 24/7 operations facility with unique security requirements; keeping the airport running is of paramount importance. The portion of the building, the pre-security side, is comprised of approximately 300,000 sf and includes ticketing, baggage, circulation areas, administration suite and other support areas. SMPC's proposed team worked on the Terminal Improvement Project - which encompassed the entire pre-security area, along with other projects in the vicinity, dating back to the early 2000's.

The engineering consultants we are teaming with for this contract have years of experience working at the Sunport. We have teamed with these consultants on projects for the Aviation Department as well as other government clients, including the Albuquerque Bernalillo County Water Utility Authority. As the architect of record, SMPC will work directly with the CABQ Aviation Department project team; we will coordinate all required activities with the design team; prepare required documentation for review by FM Global; and integrate all coordination efforts (equipment selection, phasing, sequencing and scheduling) with the awarded Construction Manager at Risk firm.

We understand that this is a complicated endeavor and will meet the challenges through a collaborative effort. Our capabilities and approach to managing complex projects like this one can be characterized by these qualities:

- ✓ Ability to organize, manage and coordinate disciplines required to accomplish the project practically and safely, with minimized interruptions to ongoing operations.
- ✓ Full embrace of the CMAR process, especially when the scope of work can be addressed more efficiently and effectively through a more engaged design and construction team.
- ✓ Ability to coordinate work with efforts of CABQ project managers as well as other consultants or contractors.

Our multi-discipline design team is comprised of SMPC architects and interior designers, and includes principal project leadership with support staff who have worked on Sunport projects. Our consultant team includes Jensen Hughes, a specialist in the design of fire protection systems, along with Bridgers & Paxton (MEP/Fire Protection), AECOM (structural), Molzen Corbin (civil), and Balis & Co. (cost estimating). This team understands the intricacies and unique complexities of working at the Sunport. We recognize that the work of the Department of Aviation is critical to the function of our City. We are grateful for this opportunity to offer our support, and thank you for considering the SMPC team for the retrofitting of a Fire Protection system at the Sunport.

Respectfully,

Dave Edwards, AIA, Principal, SMPC Architects

ONE
ALBUQUE
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I. General Information

1. Firm Info 1
2. Staff Composition 1
3. Location Where Services are to be Performed 1

II. Project Team Members

1. Organization Plan..... 2
2. Consultants..... 2
3. Qualifications of Project Team Members 3
4. Unique Knowledge of Key Team Members 6

III. Respondent Experience

1. Previous Projects of a Similar Nature 8
2. Project Manager's City Experience 11
3. Design Build Projects (NA) 11
4. References..... 11

IV. Technical Approach

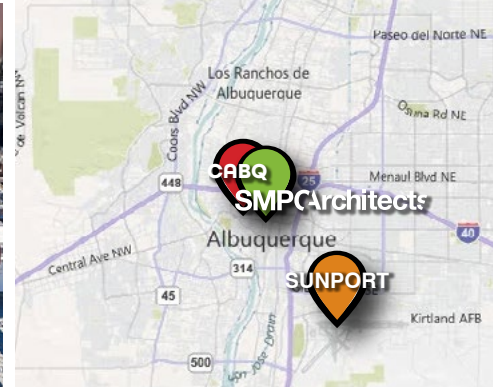
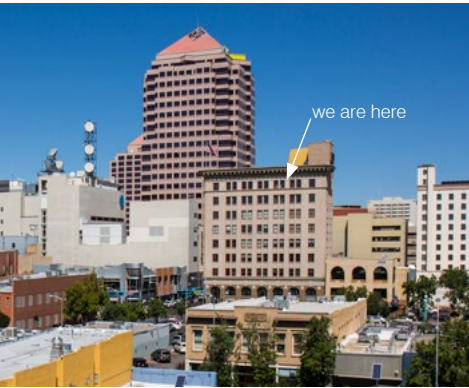
1. Understanding of the Project Scope 12
2. How SMPC will Perform Services Required 13
3. Specialized Problem Solving 14

V. Cost Control

1. Cost Comparisons 15
2. Cost Control and Estimating Techniques 15

VI. Forms & Certifications

GENERAL INFORMATION



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

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

Name: **SMPC Architects**

DUNS: 064914336

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

Telephone: 505-255-8668 Email: d.edwards@smpcarchitects.com

Web: www.smpcarchitects.com

Established: 1944 Incorporation: 1980

3. Indicate where the services are to be performed

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

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

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

Number of Employees: 25

Technical Discipline & Registration Numbers:

3 Principals

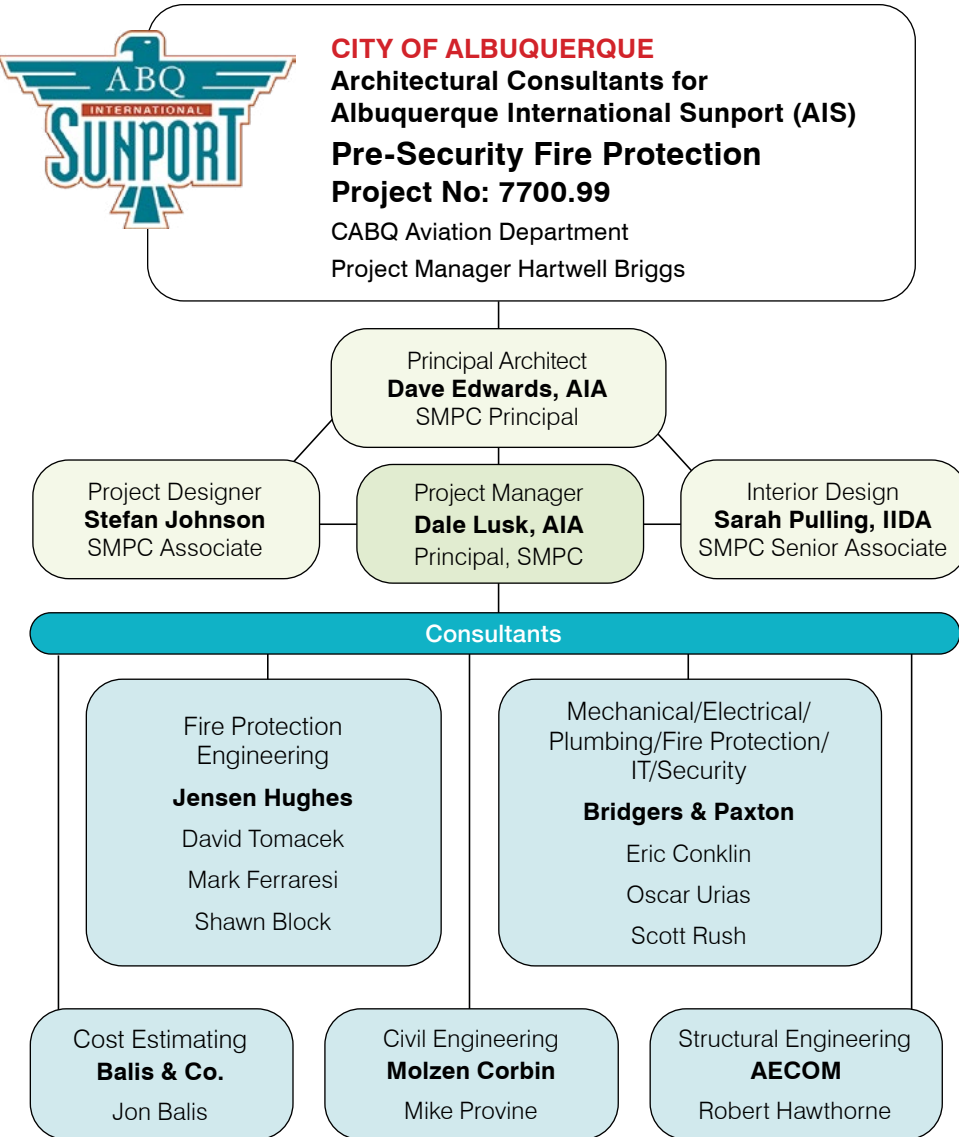
- Dale Lusk, AIA, Registered Architect, NM #5719
- David Edwards, AIA, Registered Architect, NM #5677
- Erik Mease, AIA, Registered Architect, NM #5561

10 Registered Architects & Licensed Design Professionals

- Alex Nellos, AIA, Associate, Registered Architect, NM #6425
- Sarah Pulling, IIDA, Senior Associate, Licensed Interior Designer, NM #ID338
- Peggy Favour, IIDA, AIA, Licensed Interior Designer, NM #ID276; Registered Architect, NM #5819
- Patricia Hancock, AIA, LEED AP BD+C, Registered Architect, NM #2095
- Chrystal Taliman, IIDA, Senior Associate, Licensed Interior Designer, NM #369
- Greg Gerwin, RA, Senior Associate, Registered Architect, NM #2313
- Kihei Mayer, AIA, Associate, Registered Architect, NM #6583
- Jackie Bryan, AIA, Senior Associate, Registered Architect, NM #6051
- Mathew Miller, RA, Senior Associate, Registered Architect, NM #5409
- Mark Harberts, AIA, Registered Architect, NM #1771

9 Intern Architects/Designers

3 Administrative Support Staff



1. Provide organization plan for management of the project

Dave Edwards is the proposed Principal Architect for this project. He is responsible for overall contract and resource management of the team.

Dave will be supported by SMPC Principal Dale Lusk, Associate Stefan Johnson, and Senior Associate/Interior Designer Sarah Pulling. Dale Lusk will serve as Project Manager, coordinating efforts of the design team (SMPC and our consultants) and serving as the primary liaison with the assigned Aviation Department Project Manager. Stefan Johnson will manage production of construction drawings between the architect team and the engineering disciplines. Stefan will be responsible for assembling documentation, working with Dale Lusk to develop graphic schedules, details and specifications.

The project team leader assigned to the project (Dale, David, Stefan and Sarah) will maintain involvement through all phases of project delivery, from initial meetings and discussions through analysis, programming, design, and construction. They will coordinate permit drawings to meet the requirements of the City, and attend and participate in team meetings and briefings.

Principal Architect Dave Edwards is authorized to contractually negotiate with the City of Albuquerque for this contract. Dave will review and approve contractor pay applications as required, and confirm that work is being completed per the contract documents, quality expectations and delivery requirements.

2. Identify consultants to be used on the project

SMPC will subcontract engineering consultants for this contract. Our basic services team includes Jensen Hughes leading Fire Protection, Bridgers & Paxton for Mechanical, Electrical, Plumbing, Fire Protection, IT and security systems, AECOM for Structural Engineering, Molzen Corbin for Civil Engineering, and Balis & Company for Cost Estimating. These firms have specialized expertise relevant to the work we anticipate under this contract, **including project experience with the City of Albuquerque Aviation Department and at the Sunport; retrofitting fire suppression systems; and coordinating projects with complicated scheduling parameters.**

Fire Protection

- Jensen Hughes

MEP/FP/IT/Security

- Bridgers & Paxton

Civil Engineering

- Molzen Corbin

Cost Estimating

- Balis & Company

Structural Engineering

- AECOM

II PROJECT TEAM MEMBERS

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

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

SMPC has substantial experience working on challenging projects with multiple goals, operational challenges and limited funds. This team's past experience at the Sunport on the Terminal Improvements Project give us a solid understanding of existing conditions, City processes and requirements, plus we have comprehensive documentation of the existing conditions.



Dave Edwards

Principal in Charge/Project Manager **David Edwards, AIA Principal**

Education: Master of Architecture, UNM (2007); Bachelor of Architecture, UNM
Registration: Architect, NM #5676

Dave Edwards joined SMPC in 2012 after 4 years with other firms. David's project experience and expertise covers a wide range of project types, including transportation, infrastructure, and public safety projects. Dave is the primary point of contact for this contract.

Relevant Experience:

- CABQ Sunport Terminal Improvement Projects (Restroom Renovations; Police Suite Remodel; Fitness Center; Family Assistance Center; Security Badging; IT Suite)
- Pueblo of Sandia Wet Storage/Vehicle Maintenance Facility
- State of New Mexico Administrative Office of the Courts, 3 Magistrate Court Prototype Projects (Belen, Lovington, Ruidoso)



Dale Lusk

Project Architect **Dale Lusk, AIA Principal**

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

Dale has been with SMPC since 2007, he has over 17 years of professional experience. Dale has supported numerous projects for the City of Albuquerque, including CABQ Aviation Department projects.

Relevant Experience:

- CABQ Sunport Terminal Improvement Projects, 2014-2017
- CABQ A/E BioPark On-Call, 2023-ongoing
- CABQ A/E On-Call, 2021-ongoing
- Bernalillo County Public Safety Training Academy, 2021-2024
- NBC Universal Studios, ABQ Soundstage Adaptive Re-Use, 2019
- SNL FE On-Call, 2017-2022



Sarah Pulling

Interior Designer **Sarah Pulling, IIDA Senior Associate**

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

Sarah Pulling joined SMPC in 2008. She is a skilled interior designer and project manager with relevant experience supporting projects at the Sunport, including detailing in the ticketing and baggage areas.

Relevant Experience:

- CABQ Sunport Post-Security Improvement Study
- APS A/E On-Call 2020-2022
- CABQ Sunport Terminal Improvement Projects (Restroom Renovations; Police Suite Remodel; Fitness Center; Family Assistance Center)
- CNM A/E On-Call Services (Renovation, Interiors) 2016



Stefan Johnson

Project Designer **Stefan Johnson Associate**

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

Stefan has been with SMPC since 2018. Stefan's experience includes production support on construction documents and specifications. He has extensive experience at construction sites, providing progress reports and punchlist documentation.

Relevant Experience:

- CABQ Sunport Post-Security Improvement Study, 2018-2020
- CABQ A/E Services On-Call, 2021-ongoing
- State of NM Administrative Office of the Courts, Magistrate Court Prototypes (Belen, Lovington, Ruidoso)
- Santa Fe Community College Campus Wide Roof Assessments and Repair/ Masterplan 2021-2024
- Estancia Municipal Schools, Elementary Renovation 2024-2025

PROJECT TEAM MEMBERS

Our consultant team has supported numerous projects for the City of Albuquerque at the Sunport. This team has an excellent understanding of the infrastructure and conditions at CABQ Aviation projects and beyond. We have included national expertise for this project - Jensen Hughes will work with the team and coordinate fire protection systems along with the local expertise of Bridgers & Paxton, Molzen Corbin, and AECOM



David Tomecek

Senior Fire Protection Engineer

David Tomecek, PE, FSFPE

Jensen Hughes

Education: BS, Fire Protection Engineering, University of Maryland, 1992 **Registration:** Fire Protection NM, CO, IA, ID, KY, NV, SD, TN
Tenure: 32 Years (27 w/JH)

Associations: Member, National Fire Protection Association (NFPA)

Principal, Technical Committee on Professional Qualifications for Fire Marshal (PQU-FOF), NFPA 1037

David provides fire management and life safety services, accounting for wide-ranging and often disparate considerations for the combined benefit of all stakeholders. He is an expert in fire suppression system design, fire alarm system design, water supply evaluation, code consulting, life safety analysis and construction administration.

Relevant Experience:

- CABQ Aviation Department, AIS Fire and Life Safety Study
- Denver International Airport, South Terminal Redevelopment Program
- Denver International Airport, Public Safety Notification Upgrade Program



Mark Ferraresi

Fire Protection Engineer

Mark Ferraresi, PE

Jensen Hughes

Education: MS, Fire Protection Engineering, California Polytechnic State University, 2012; BS, Civil Engineering, California Polytechnic State University, 2010

Registration: Engineer NM, CA, CO, ID, NE, TX, WA, WY **Tenure:** 12 Years (12 w JH)

Mark is experienced working with local fire and building officials, building owners, contractors, and architects on various complicated code and design problems. He provides design, design review, code consulting, and specification development of fire protection systems. He is an expert in conceptual automatic sprinkler and standpipe system design for various commercial and residential projects, hydraulic calculations, seismic calculations, automatic sprinkler systems and fire pump design for industrial facilities with high-hazard processing and high-piled storage.

Relevant Experience:

- Seattle-Tacoma International Airport C1 Building Expansion, Seatac, WA
- San Jose International Airport, CA
- Monterey Regional Airport, CA



Shawn Block

Fire Protection Engineer

Shawn Block, PE

Jensen Hughes

Education: MS, Fire Protection Engineering, California Polytechnic State University; BS, Architectural Engineering, Illinois Institute of Technology **Registration:** CO #56857 **Tenure:** 15 Years (10 w/JH)

Associations: Member, Society of Fire Protection Engineers (SFPE); National Fire Protection Association (NFPA)

Shawn provides fire alarm, mass notification and suppression system design services for many military, nonmilitary government, and commercial projects. He provides Revit (BIM) modeling and design support for projects during all design and construction stages. Additionally, he conducts surveys in the fields of fire/life safety systems and egress components.

Relevant Experience:

- Sheltair Hangar, Broomfield, CO
- Aerocolorado Hangar, Centennial, CO
- Duncan Hangar, Lincoln, NE
- Atlantic Aviation Hangar, Oklahoma City, OK



Eric Conklin

Mechanical Engineer/Fire Protection

Eric Conklin, PE

Bridgers & Paxton

Education: BS, ME, UNM; MS, ME, UNM **Registration:** Mechanical Engineer & Fire Protection #20132 **Tenure:** 17 Years (17 w/B&P)

Eric Conklin is a Mechanical Engineer with experience includes design of distribution systems, design of HVAC systems in both new and retrofit applications, energy analyses, and sustainable design. Eric will work with the fire protection engineers at Jensen Hughes to integrate fire protection systems into the existing infrastructure and systems at the Sunport, coordinating systems, drawings and documentation to meet the City's insurance requirements.

Relevant Experience:

- CABQ Aviation Department:
 - AIS Cooling Tower Replacement
 - CBP Federal Inspection Station Study (with SMPC)
 - Post-Security Check Point Terminal Improvements
 - Voluntary Airport Low Emissions Program (VALE) Grant-Central Utility Plant (CUP) Upgrades

PROJECT TEAM MEMBERS



Electrical Engineer Oscar Urias, PE Bridgers & Paxton

Education: BS, Electrical Engineering, UTEP 2014 & MS Electrical Eng. UNM, 2020
Registration: Engineer NM # 25342 **Tenure:** 11 Years (9 w/B&P)

Oscar Urias has a broad range of project experience in government, communications, institutional, and industrial facilities including aviation.

Oscar has designed over 20 projects for the City of Albuquerque and 6 projects at DEIL and the Sunport.

Relevant Experience:

- CABQ On-Call Arch Services Contract (DMD)
- ABQ BioPark On-Call Contract
- Cultural Services Dept MEP On-Call
- Two Aviation Dept. A/E On-Call Contracts
- NMDPS/Double Eagle II Airport Sgt. Andrew Tingwall Aviation Hangar Facility (with SMPC)
- CBP Federal Inspection Station at the Sunport.



Technology Designer Scott Rush, RCDD Bridgers & Paxton

Education: CNM Associate of Applied Science **Registration:** BICSI, Registered Communications Distribution Designer (RCDD) #293135 **Tenure:** 7 Years (7 w/B&P)

Scott Rush has expertise in telecommunication design in telecom installation. His experience includes telecom cabling infrastructure including security systems, access control, surveillance systems, paging systems, audio/visual presentation and distance learning systems and wireless networking systems.

Relevant Experience:

- CABQ ABQ Ride Central & Unser Bus Transit Center Expansion
- CABQ Civic Plaza Renovation / Technology Upgrades
- CABQ Southwest Public Safety Center (Fire Station #23 & Police Substation)
- Colorado Springs Airport Concourse Renovation



Civil Engineer Mike Provine, PE Molzen Corbin

Education: BSCE, NMSU **Registration:** Engineer: NM 10997

Mike Provine brings 39 years of professional experience to this project, including 34 years as Project Manager for Molzen Corbin's contracts with the City's Aviation Department. He offers unparalleled familiarity with the Aviation Department's airfield facilities, long-term goals, and short-term needs.

Since 1985, Mr. Provine has served as the project manager and project engineer on approximately \$275 million in public infrastructure projects ranging in value from \$50,000 to \$50 million

Relevant Experience:

- COA Aviation Department Utilities
- COA Aviation Department Facility and Site Development
- COA Aviation Department Roadway Design
- COA Aviation Department Airfield Experience



Structural Engineer Robert Hawthorne, PE AECOM

Education: BSCE, UNM **Registration:** Engineer: NM 8178

Robert Hawthorne has four decades of experience in structural analysis, planning, design, quality control, and project management for CABQ Aviation projects.

Relevant Experience:

- AIS Terminal Improvements
- NMDPS Hangar at Double Eagle II Airport. (with SMPC)



Cost Estimator Jon Balis PMP Balis & Co.

Education: MBA, UNM; BA, Architecture, Goddard

Jon Balis provides value engineering, life cycle costing, construction cost estimating, and project scheduling and program management. He has over 37 years of experience as an independent cost consultant.

PROJECT TEAM MEMBERS

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

Unique Knowledge: Aviation and Infrastructure Facilities Design

Our proposed team for the AIS Pre-Security Fire Protection project has completed dozens of projects together at the Sunport and Double Eagle II as well as other aviation facilities and infrastructure projects

SMPC's team has a proven record of performance working together on aviation facilities and specifically Sunport contracts. Each member of our proposed team provided significant project management and design support on the recent Terminal Improvements Project, beginning with feasibility studies, conditions assessments, and analysis in 2015, and the subsequent renovations which were designed and constructed through 2020.

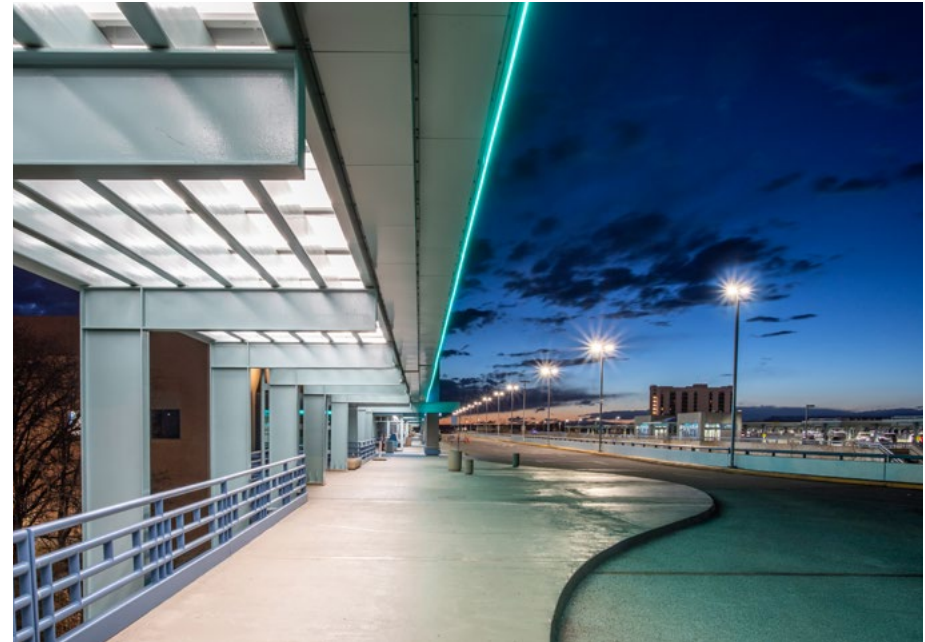
Our team includes **Jensen Hughes**, recognized most widely for leadership in fire protection engineering, a legacy of responsibility they've advanced with honor and pride since 1939. Jensen Hughes' expertise extends broadly across closely related risk management fields — from accessibility consulting, risk and hazard analysis, process safety and forensic investigations to security risk consulting, emergency management and digital innovation.

Bridgers & Paxton has provided MEP and fire protection engineering for numerous projects for the City of Albuquerque. Recent work for the Aviation Department includes the Voluntary Airport Low Emissions (VALE) program, the CUP Boiler Plant, the Cooling Tower Replacement, and the Double Eagle II Airport Hangar for NMDPS.

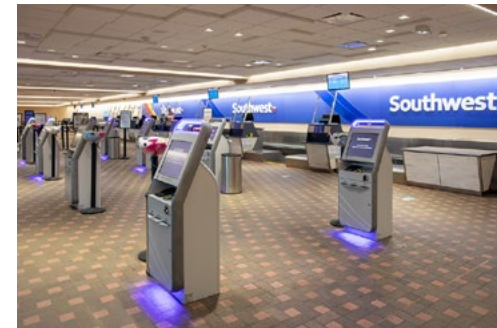
AECOM has provided engineer support for numerous projects at the Sunport for over 25 years including the Sunport Hangar III, Cooling Tower Replacement, Airport Terminal and Concourse design, Baggage Area Renovation, and the Passenger Screening Level Expansion project.

Established in Albuquerque in 1960, **Molzen Corbin** employs 90 staff members who bring unmatched knowledge and proven experience on projects for the Aviation Department. Their experience gives them an unparalleled understanding and unique knowledge of Sunport.

Unique requirements of working in airport environments: Our team is mindful of the security, safety and access requirements inherent in working on Aviation Department projects. This includes coordination with various agencies, such as the Transportation Security Administration (TSA), Airport Access Control and the Aviation Police. The SMPC team (and CMAR when appropriate) will assist the Aviation Department with development of construction procedures and protocols tailored to this project. These will include phasing, access and egress staging, special work hours, as well as scheduling utility shut off periods and cut overs. Our approach may also include detailed scheduling and communication procedures as necessary, to enable the Aviation Department to provide advanced notice to those affected and alternate construction means or methods to minimize disruptions.



Exterior Lighting and Wayfinding Improvements



Renovated Arrivals & Departure Levels and Ticketing Area at the Sunport



ABCWUA Customer Service and Ops Center (SMPC, AECOM, Bridgers & Paxton, Balis & Co.)

RESPONDENT EXPERIENCE

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



Upgraded Ticketing Area



Upgraded Baggage Area



Upgraded Lighting Arriving Flights/Pick-up Area

Albuquerque International Sunport, Terminal Improvements Project (TIP) City of Albuquerque, Aviation Department

Year Services Provided: Study began in 2015; Substantial Completion of construction phase services December 2020

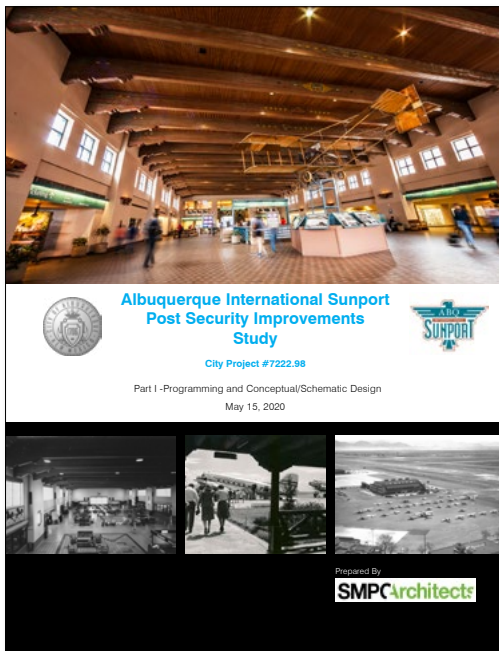
Services: Planning, Programming, Design, Coordination of Civil, Structural & MEPT **Project Cost:** \$32.8M

Owners Representative: Hartwell Briggs, Aviation Department Project Manager, (505) 244-7800 hbriggs@cabq.gov

Relevant Scope: The TIP is a renovation of the Level 1 Baggage and exterior Arrivals areas and the Level 2 Ticketing and exterior Departures areas on the pre-security side of the terminal. Forming tourist's and visitor's first impression, all elements in the design from ceilings and lighting to the ticket counters, baggage carousels and furniture are designed to enrich the passenger's travel experience. The project scope covered over 100,200 s.f. of the Sunport Pre-Security area.

On Level 1, the refresh includes identification/BIDS/advertising set in a winged framework at each baggage carousel, charging counters, a new welcome desk, new passenger gathering spaces, a meditation room, stepped ceilings and soffit beams, and new furniture/furnishings. New wayfinding signage was design and installed throughout the terminal. The interior design on Level 2 accommodates industry changes to the check-in processes within the Ticketing Lobby and includes new ticket counter casework. Enhancements include stepped ceilings, soffit beams, faux skylights, a video wall, and simplified column protection.

The work on the TIP project includes areas anticipated for the retrofit of fire protection systems. A major challenge of renovating this type of facility is the essential requirement that the operations remain fully functional, with no compromise to security, coordinated access to restricted areas for construction teams, and expedient completion of construction. SMPC worked hand in hand with the Aviation Department and contractor to ensure these issues were minimized.



Albuquerque International Sunport, Post Security (Airside) Terminal Improvements Study City of Albuquerque, Aviation Department

Year Services Provided: Study & cost estimate May 2020 **Services:** Planning, Programming & MEPT **Project Cost:** \$40.3M (est)

Owners Representative: Hartwell Briggs, Aviation Department Project Manager, (505) 244-7800 hbriggs@cabq.gov

Relevant Scope: The SMPC team provided study/evaluation of upgrades for normal & emergency electrical service, fire protection & life safety systems to the Aviation Dept. for improvements to the terminal beyond the security check point at the Albuquerque International Sunport. Level 3 Concourse B Addition: new 3,000 SF holding area for B3 gate additional seating. Level 3 Concourses A, B and Crossover Area Improvements: (134,507 SF) new ceilings, lighting, HVAC systems, fire alarm modifications, fire protection system, new holding room seating, additional convenience power locations, public restroom architectural upgrades and existing gate podiums improvements. Jet Bridges architectural elements & upgraded lighting/fire alarm systems. Observation Deck Improvements: (4,352 SF) new ceilings, lighting, HVAC, air traffic control speaker, fire alarm systems & new window glazing. Level 2 Covered & Interior Improvements: Exterior (139,512 SF) and Interior (57,190 SF) areas under concourses, crossovers and checkpoint areas with new ceiling and lighting systems. Penthouse Level: (19,591 SF) improvements including MEP equipment & piping evaluation and upgrades.

The purpose of this study was to help define design scope and budget for the post-security terminal improvements at the Albuquerque Sunport. The team estimated probable construction costs for mechanical systems in over 235,550 SF of the Sunport including tunnel fire suppression, level 2 fire suppression, level 3 fire suppression, observation fire suppression and penthouse fire suppression penthouses.

Albuquerque International Sunport, Customs & Border Protection Federal Inspection Station/ International Terminal Study

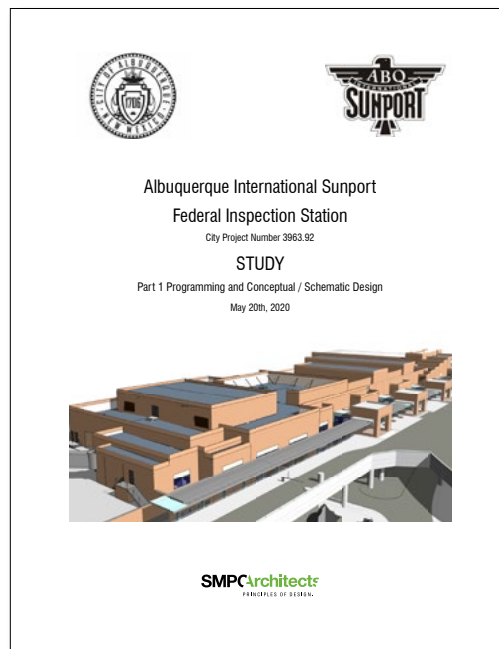
City of Albuquerque, Aviation Department

Year Services Provided: 2019 – 2020 SMPC & B&P **Services:** Planning, Assessments, Programming, & MEPT Engineering

Owners Representative: Hartwell Briggs, Aviation Department Project Manager, (505) 244-7800 hbriggs@cabq.gov

Relevant Scope: The SMPC team provided a study to the Aviation Department for a 44,352 SF Federal Inspection Station / International Terminal project at the Sunport on Levels 1 & 2. Primary & Secondary Processing & Inspection Areas (13,315 SF of Primary & 2,775 SF Secondary) new gate, passenger holding rooms, restrooms, baggage claims and command & control center areas. Detention Suite: 757 SF of interview, search & holding rooms & property storage. Agricultural Inspection & Lab Spaces: (348 SF) Agricultural laboratory & disposal rooms, and animal quarantine facilities. Canine Enforcement Spaces: (1,648 SF) kennels & runs, laundry, food preparation & storage, canine handlers/supervisor offices. Staff Support Spaces: (1,843 SF) restroom, locker room & showers and health & wellness center. Additional Spaces: (18,841 SF) ground operations, ticketing, offices & TSA Satellite Checkpoint.

Project included a study/evaluation for a new fire suppression system for the renovation. The team conducted the Preliminary Code Evaluation of existing building systems including reviewing existing fire alarm system and feasibility and cost associated with a new fire protection system. It was determined that the fire alarm system needed to be connected to the existing terminal fire alarm system. Recommendations for fire protection consisted of standpipes, fire pumps hose cabinets as well as a smoke control system which was integrated with the terminal HVAC system. The emergency systems study consisted of power to egress lighting, selected circuits for controls, security systems and fire alarm systems.



SMPC Team Project Experience at the Sunport and Double Eagle II



Terminal Improvements at the Sunport



Jet A Fuel Farm and Maintenance Building



Double Eagle II Airfield Maintenance Facility (AMF)



NMDPS Hangar at Double Eagle II



Terminal Improvements Study Document



Heavy Equipment Bays at DEII AMF

Aviation Department Projects by SMPC and our consultant team

Our proposed management team has consistently delivered responsive, cost-conscious design solutions, resulting in successful outcomes on numerous projects for the Aviation Department.

Albuquerque International Sunport

- Terminal Improvements Projects (Ticketing, Baggage, Arrivals, Departures)
- Admin Reception & Press Room
- Police Suite
- Fitness Center
- Family Assistance Center
- Information Technology Suite
- Security Badging
- Parking Structure Lighting
- Ramp High Mast Lighting
- Sustainable Airport Master Plan
- Restroom Remodeling
- Level 2 Ramp, Corridors and Restrooms
- Alaska Airlines Common Use Ticketing
- Information Technology Study
- Security Badging Study
- Parking Structure Study
- Ticketing Area Study
- Baggage Area Study
- Upper Level Entrance & Canopy Study
- Lower Level Entrance & Soffit Study
- Mechanical Infrastructure Study
- Operations Suite
- Electrical Infrastructure Study
- Ramp Light Poles Study
- Retail Tenant Concessions
- Passenger Screening Level Expansion
- West End Restroom Prototype
- Southwest Airlines T-Point Baggage Screening
- Fuel Farm Ops & Maintenance Building
- APCOA Building Renovation
- Ground Service Equipment Wash Station
- Parking Structure Expansion Joints Replacement
- Hangar Repair
- TSA Employee Locker Rooms
- Southwest Provisioning Building Assessments
- Concourse A Expansion Joint Replacement
- Pavement Study at Rental Car Facility
- Hangar III Facility for Eclipse Aviation

Double Eagle II Airport

- Airfield Maintenance Facility
- New Mexico Department of Public Safety/Double Eagle II Airport Sgt. Andrew Tingwall Aviation Hangar Facility (SMPC/AECOM/Bridgers & Paxton)



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

Year Services Provided: 2021-2026

Construction Cost: Multiple task orders ranging from <\$50K to \$200K

Project Relevance: How does this example relate to this project:

- Contract administration and project management for CABQ projects
- Life Safety and ADA compliant building upgrades
- Building system replacements, facilities assessments, needs analysis, programming, project cost estimating
- Similar Project Team Leadership

SMPC Experience Coordinating Projects with the City of Albuquerque

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

SMPC has an On-Call contract with the City of Albuquerque to provide professional design services to projects managed by the Department of Municipal Development. The contract is a City of Albuquerque City Wide On-Call Architectural Services Agreement appropriated to the City's Capital Implementation Program for Project No: 7224.002 with term extension to 1/2026 with an authorized fee cap of \$2M. Projects include as-built building documentation for APD Main and Plaza del Sol, portable building relocation from Los Alto Park to Ventana Ranch Park, structural assessments, mechanical systems investigations, and tenant improvements. Significant current CABQ Projects include:

Santa Barbara Martineztown Multigenerational Center (7/2022-current)

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

SureStay Hotel Conversion (Tenant Improvement) (8/2022-current)

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

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

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

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

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

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



Principal Architect Dave Edwards



Project Manager Dale Lusk



Sandia Casino Renovation and Expansion Projects



Santa Barbara Martineztown Multigenerational Center

Our proposed team is led by Principal Architect Dave Edwards. Dave will be the primary point-of-contact for the Aviation Department. Principal Project Manager Dale Lusk will oversee production of documentation and coordinate with the engineering team and selected CMAR during construction. Also included on our team leaders are Stefan Johnson, and an Interior Designer Sarah Pulling. **Important to note: Dave, Dale, Stefan and Sarah were all closely involved with 2015-2020 Terminal Improvements Projects on the Pre-Security side, which consisted of 14 studies and designs for large and small projects. They have outstanding familiarity with the areas to be addressed in this fire protection retrofit; they know what's behind the walls and ceiling tiles, and understand the unique requirements of coordinating a project at the Sunport.**

SMPC Principal Project Manager Dale Lusk is our assigned Project Manager for this project. Dale has a significant amount of recent project management experience working on CABQ Capital Improvements Projects. He is currently the Project Manager for a new community center for the Santa Barbara Martinez Town neighborhood, currently nearing completion, and has worked on renovation projects at Albuquerque Police Department Headquarters. He's also supported the SureStay housing conversion, and projects at the Albuquerque BioPark. Dale understands processes and the requirements for City of Albuquerque Standard Specifications for Public Works Construction permitting, and construction administration.

With two principal team leaders to support the contract, we enable our team to better handle the complex nature of this project, and provide improved responsiveness, with reduced risk of disruptions to the project.

- For design-build projects, describe previous design-build projects, including client contacts (with phone numbers) and construction cost. N/A
- Names and contact information for three references** The following people have worked with SMPC's Project Managers in a similar capacity to what we are proposing - as SMPC's project manager or client interface on public projects of varying scale and complexity.

References for Dave Edwards

Lanc McCravey

Pueblo of Sandia, Director Project Management
(505) 235-4990
lmccravey@sandiapueblo.nsn.us

Jennie Davis – CNM

CNM Central New Mexico Community College
Manager of Capital Projects
(505).224-4578
jutrata1@cnm.edu

References for Dale Lusk

Stacy Herrera

City of Albuquerque, Project Manager
(505) 768-2768
stacyherrera@cabq.gov

Carlos Montoya

City of Albuquerque, Project Manager
(505) 768-2768
carlosmontoya@cabq.gov

IV TECHNICAL APPROACH

1. SMPC's understanding of the project scope

SMPC understands the critical role of the Aviations Department in the administration of capital projects at the Sunport, supporting the functions and maintenance of these essential assets and facilities. The Aviation Department assures capital projects will be completed efficiently and in a timely manner with high quality standards. The scope of work for this project involves design and engineering services to provide a fire sprinkler system throughout the pre-security side of the Sunport Terminal building, this area is roughly 300,000 square feet, and includes ticketing, baggage areas, bag and support areas behind the ticket counters, circulation, administrative suite, and other areas.

The Sunport is challenging environment to work in. There are significant security requirements, the Sunport is a 24/7 operation, critical to the functioning of the City, so keeping it airport running and minimizing disruptions is of paramount importance.

The Aviation Department is currently working with a contracted team on Post-Security projects that include the installation of a fire sprinkler system, which required fire pumps, due to inadequate water pressure, so we are anticipating similar circumstances on the Pre-Security side.

For this project, the Aviation Department is considering the CMAR Delivery method. We believe this is an important decision that will help mitigate some of the issues inherent in the working conditions at the Sunport. Having a contractor on board early enables us to strategize project delivery to minimize interruptions and address other issues such as acquisition of long lead equipment, phasing and sequencing opportunities.

We understand that the City's insurance provider, FM Global, will be reviewing the drawings.

The City anticipates construction to be underway during fiscal year 2026.



Keys to Success Success outcomes on these types of projects requires an in-depth knowledge of the Terminal building which SMPC possesses as well as an understanding of the Aviation Department's standards and procedures. Based on our team's years of experience providing design services for the Aviation Department, SMPC has identified the following additional keys to success:

Commitment to the project is a necessity. An the project manager assigned to this effort will ensure our project architects and consultants will maintain focus to meet milestones through each phase of services provided through completion.

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

Responsive SMPC documents all meetings, discussions, etc., transmitting pertinent information, concisely and in written form to each member of the project team, including the users, special interest groups and the City. We reply to messages promptly and work diligently to move the project forward.

Speed Project delivery is tailored based on the Aviation Departments' priorities and goals. Project delivery are chosen to best satisfy all project management issues, then required tasks are prioritized and set in motion. The resulting streamlined process retains all coordination and review/approval opportunities to assure continuous quality.

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

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

IV TECHNICAL APPROACH

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

Meticulous project management SMPC project leadership will focus efforts of the team to meet schedules and mitigate unforeseen circumstances, ie, unknown structural deficiencies, utility issues, or permitting delays, to name a few. We also understand that the Sunport has unique ebbs and flows - a busy season during the Balloon Fiesta in October, along with holiday travel typical at airports around the world. We'll factor these heavy flow times into the construction schedule, to minimize interruptions and inconveniences to travelers and staff.

Work plan SMPC's project management approach is driven by detailed workplans and schedules. Upon award of the project, the SMPC team will collaborate with CABQ Aviation Department Project Management personnel to develop a specific work plan with milestone dates and deliverables. The work plan will identify critical paths with lead times for information gathering, analysis and design. This work plan, along with our project collaboration and management software, will give all team members live access to the project schedule, specific required tasks, submittal deadlines and the expected deliverables.

Integrated design approach SMPC's project management standard ensures regular coordination meetings among all consultants every two weeks and more frequently as major milestones approach. SMPC and our consultants utilize a cloud-based Building Information Modeling (BIM) program, BlueBeam Studio, which allows real-time coordination of disciplines. Models are always current so conflicts and errors can be caught early in the design process. The seamless integration of modeling components can reduce the need for change orders resulting construction delays.

Cost control SMPC has a long standing relationship working with Balis & Co. for construction cost estimation. We've developed a seamless workflow that allows for cost comparisons to be evaluated regularly by the design team. At significant milestones Balis and Co. will provide a detailed construction cost estimate. SMPC will provide the Aviation Department project manager with options and alternatives, as needed, to meet budget needs and project goals.

Quality control SMPC's standard for Quality Control helps ensure quality documents that are clear to estimators and contractors to ensure accuracy and prevent costly change orders. At major milestones multi-disciplinary reviews are conducted with all consultants and team members to ensure coordination and communication across all disciplines.



SMPC is committed to community engagement through service, philanthropy and outreach programs such as Adopt a Trail Programs & Habitat for Humanity

Construction site visit - gives staff an informed connection to the project



SMPC staff in the lobby of our office in the Banque Lofts

Meticulous organization and proactive communications are essential to the successful performance of contracts at public facilities with 24/7 operations like the Sunport.

Equally important: flexibility, tenacity, responsive service, practical, cost effective solutions and efficient delivery of these services.

Quality Assurance & Control

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

A quality plan is developed with the owner by the project manager, and approved by a firm Principal. For specific projects, a project quality control manager will provide a statement concerning:

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

IV TECHNICAL APPROACH

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

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

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

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

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

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

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



Our project management team maintains close involvement during construction.

Working along side the CABQ Project Manager, Sunport/DEll staff, and the General Contractor or CMAR, we will strategize scheduling activities to minimize interruptions and distractions to operations, to ensure there is no interference with safety, security, and the continuous and satisfactory functions of all portions of the affected area(s).

Additionally, we will support public awareness campaigns with graphic materials, including signage, project visualizations and wayfinding to inform the public of what the City is doing and to ensure safety of visitors and airport staff.



We're proud of the work we've done at the Sunport and DEll. We hope to continue supporting the Aviation Department with capital improvement projects.

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

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

Project Name	Month/ Year of Bid	Year Completed	Number of Bids	Final Cost Estimate	Bid Award Amount
New Mexico School for the Arts - Phase IIA Cafeteria Expansion	12/2021	2022	CMAR	\$4,650,000	\$4,650,000
CNM KC/Art Renovation	5/2020	2022	CMAR	\$4,913,814	\$5,370,933*
Del Norte Replacement Elementary School	7/2019	2021	5	\$20,319,389	\$19,197,148
ABCWUA - Customer Service & Operations Center	4/2019	2021	4	\$20,347,051	\$18,263,000*

*Client accepted all add alternates opting for higher quality materials and increased scope + unforeseen pandemic cost impacts to expedite material deliveries

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

A. Cost Control of Design Services

SMPC manages the project to the agreed upon design fees by developing preliminary project budgets for each phase of design during contract negotiations. Staff schedules and assignments are reviewed on a regular basis to track project progress. We use project management software (Deltek) to track hours weekly, which helps facilitate objective comparisons between actual and budgeted costs, allowing adjustments to staffing to be made as appropriate.

B. Cost Control of Construction Cost

Project delivery method has an impact on the approach taken to manage construction cost from design through construction. **SMPC has experience with every project delivery method and works with all stakeholders to manage construction costs.** Statements of probable construction cost estimates are generated throughout the design process either through a cost estimating consultant or working with a general contractor through pre-construction services. These statements are typically part of the deliverables for programing, schematic design, design development, and construction document phases. As the design progresses, the statements become more detailed. This allows all stakeholders to manage cost expectations, identify potential cost savings, and consider value engineering options if needed. **Design integrity is maintained through open communication with the client and with the mindset that design challenges are opportunities in disguise.**

The design team uses tools Building Information Management (BIM) software to develop quantity surveys of materials and systems in real-time. When the design is altered, the quantities are updated. The choice of building materials, systems, and equipment selection are considered with the project budget continuously. During design we seek advice from an independent cost consultant, local general contractors, specialty contractors, suppliers, and vendors on a regular basis.

Design to bid within budget. Estimates may include a 5% to 15% contingency giving the client a cushion to accommodate market fluctuations during the bid period, changes to the project due to unforeseen conditions uncovered during construction, or added project scope. When a budget conflict occurs, the design team will collaborate with the client to determine if scope or cost-cutting options are necessary to bring the project back within budget.

C. Cost Estimating Techniques

SMPC consults with an independent cost estimator who performs quantity surveys to account for the project scope and provides estimates with their active database of market construction and materials.

Quality Assurance includes checking of estimate quantities versus control quantities for each specification division, considerations of phasing/site/time/security restrictions, quantity and scale of alternates, cost of general conditions, market inflation rate, unit prices, and document and specification coordination.

Quality Control Techniques involve management of cost growth between project phases by judicious use of contingencies and "design reserve", checking between the disciplines for conflicts and omissions, application of "Contractor Thinking", frequent communication with the A/E team to ensure complete and accurate understanding of the design, and review of final draft with A/E team emphasizing: 1) Coordination among the disciplines; 2) Contractibility and constructability; 3) The market conditions expected to prevail when the project bids.

Our cost control success on CABQ projects over the past 20 years has been the result of developing preliminary estimates as a tool to define the true project scope for the final design effort - and to re-evaluate during each phase of delivery.



FORMS & CERTIFICATIONS

Agreement and Insurance Certification

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

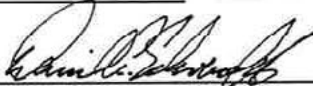
This Certification is intended for the use of the City of Albuquerque only, in conjunction with the award of the Engineering or Architectural or Landscape Architectural Services Agreement for Project:

Architectural Consultants for Albuquerque International Sunport

Project Name (AIS) Pre-Security Fire Protection

Project Number Project No: 7700.99

Date May 23, 2024 Firm Name SMPC Architects

Signature 

Title Dave Edwards, Principal

STATE OF NEW MEXICO)

) ss


COUNTY OF BERNALILLO)

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

Giusseppe Mavroleon

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

23 day of May, 2024


(Notary Public)

My commission expires: 20 August 2025



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/21/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Professional Liability Insurers, Inc. Higginbotham Insurance Agency, Inc. 6101 Moon Street NE Ste 1000 Albuquerque NM 87111		CONTACT NAME: Eloise Hughes PHONE (A/C, No, Ext): 505-822-8114 FAX (A/C, No): 505-822-0341 E-MAIL: ehughes@higginbotham.net ADDRESS:	
License#: 2081754 SMPCPA0-01		INSURER(S) AFFORDING COVERAGE	
INSURED SMPC, P A 219 Central Ave NW Ste 800 Albuquerque NM 87102		INSURER A : Valley Forge Insurance Company	NAIC # 20508
		INSURER B : The Continental Insurance Company	35289
		INSURER C : Continental Casualty Company	20443
		INSURER D : Travelers Casualty And Surety	31194
		INSURER E :	
		INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 446186197

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"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			7038441408	7/1/2023	7/1/2024	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 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> OTHER:			7038415696	7/1/2023	7/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			7038441473	7/1/2023	7/1/2024	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	7038441442	7/1/2023	7/1/2024	<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
D	Professional Liability			105633090	7/1/2023	7/1/2024	Each Claim 1,000,000 Aggregate 2,000,000

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

RE: Request for Proposals, Project No. 7700.99 Architectural Services for Albuquerque International Sunport (AIS) Pre-Security Fire Protection.

CERTIFICATE HOLDER

CANCELLATION

City of Albuquerque
 Department of Municipal Development
 c/o CIP Division Office
 One Civic Plaza NW Room 7057
 Albuquerque NM 87102

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Pay Equity Reporting Form



City of Albuquerque
www.cabq.gov



Bernalillo County
www.bernco.gov



Water Authority
www.abcwua.org

Company Details

Company Name	SMPC Architects	Mailing Address	219 Central Ave NW Suite 800 Albuquerque, NM 87102
Phone	15052326314		
Email Address	g.mavroleon@smpcarchitects.com	NM Employees?	yes

Job Category	No. Females	No. Males	Gap (Abs. %)
1.1 Exec/Senior Level Officials/Mgrs	2	4	12.61%
1.2 First/Mid Level Officials/Mgrs	0	0	N/A
2 Professionals	6	11	0.41%
3 Technicians	0	0	N/A
4 Sales Workers	0	0	N/A
5 Office and Admin. Support	2	0	N/A
6 Craft Workers (Skilled)	0	0	N/A
7 Operatives (Semi-Skilled)	0	0	N/A
8 Laborers (Unskilled)	0	0	N/A
9 Service Workers	0	0	N/A
Overall Total	10	15	3.59%

Total # of Females (all categories)	10	Total # of Males (all categories)	15
Total # Female Only Job Categories	1	Total # Male Only Job Categories	0
Total # Part Time Females	1	Total # Part Time Males	2
Female % Workforce	40.00%	Male % of Workforce	60.00%
Total # Employees	25	Total # Non-Binary Employees	0

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

G. Mavroleon Accounting Administrator

Name and Title

Signature

Feb 14, 2024

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.

Composite Selection Advisory Committee Evaluation Form

Project No:7700.99; Architectural Consultants for the AIS Pre-Security Fire Protection

DATE: 07/11/2024

Evaluation Criteria	Maximum Points	Firm Name	Firm Name	
		ARIA	SMPC	
I. General Information 1. Provide Name and Address of Respondent and, if firm, when firm was established. 2. Provide number of employees, technical discipline and registration. 3. Indicate where the services are to be performed.	25	24	25	
II. Project Team Members 1. Provide organization plan for management of the project. 2. Identify all consultants to be used on the project. 3. Provide qualifications of project team members shown in organization plan, including registration and membership in professional organizations. 4. Provide any unique knowledge of key team members relevant to the project.	75	63	60	
III. Respondent Experience 1. Describe previous projects of a similar nature, including client contact (with phone numbers), year services provided, construction cost (if applicable), and a narrative description of how they relate to this project. 2. Provide examples of the Project Manager's City experience within the past five (5) years that serve to demonstrate the the Project Manager's knowledge of City procedures.	150	128	132	
IV. Technical Approach 1. Describe respondent's understanding of the project scope. 2. Describe how respondent plans to perform the services required by the project scope. 3. Describe specialized problem solving required in any phase of the project.	125	109	113	
V. Cost Control 1. Describe cost control and cost estimating techniques to be used for this project. 2. Provide comparisons of bid award amount to final cost estimate for projects designed by the respondent during the past two (2) years. The consultant may provide justification for any discrepancies that may exist with this information.	75	64	62	
VI. Quality and Content of Proposal 1. Evaluator's rating of overall quality of proposal.	50	45	45	
Total Possible Points	500	500	500	
Total Points (Before Point Deductions)		433	437	
Minus High and Low Scores Total		179	181	
Total Points (Minus High and Low Scores)		254	256	
Minus Point Deductions (If Applicable)		0	0	
Sub-Total (All Applicable Deductions Applied)		254	256	
Plus Tie Breaker Points (If Applicable)		0	0	
SAC TOTAL SCORES		254	256	
Plus Interview Scores		0	0	
FINAL SCORES		254	256	