



EC-19-518


CITY OF ALBUQUERQUE

Albuquerque, New Mexico
Office of the Mayor

Timothy M. Keller, Mayor

INTER-OFFICE MEMORANDUM

DATE: OCTOBER 4, 2019

TO: Klarissa J. Peña, President, City Council
FROM: Timothy M. Keller, Mayor 
SUBJECT: Mayor's Recommendation of Mullen Heller Architecture PC for Architectural Services for the Emergency and Homeless Housing Facility

The Selection Advisory Committee (SAC) met on October 4, 2019 to consider the following project.

Project: Project No. 7954.00 Architectural Services for the Emergency and Homeless Housing Facility.

Agency: Department of Municipal Development

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

Project Description: Architectural services to design and provide construction administration services for a new approximate 30,000 sf facility to provide emergency shelter beds, assessment and supportive services to single adults and families experiencing homelessness. The facility will have approximately 300 emergency shelter beds, and should utilize trauma-informed design.

The Committee made the following recommendation:

Jon Anderson Architecture Lee Gamelsky Architects PC Mullen Heller Architecture PC

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:

Mullen Heller Architects PC

Mayor's Recommendation of Mullen Heller Architecture PC for Project No. 7954.00 Architectural Services for the Emergency and Homeless Housing Facility.

This recommendation is being forwarded for Council consideration and action.

Approved:

SN 11/20/19
Sarita Nair, JD, MCRP Date
Chief Administrative Officer



Approved as to Legal Form:

EA 11-19-19
Esteban A. Aguilar, Jr. Date
City Attorney

Recommended:

PM 11/19/19
Patrick Montoya 11-19-19
Patrick Montoya, Director Date
Department of Municipal Development

MIM

Attachments:

Cover Analysis
Composite SAC Evaluation Form
Minutes of the SAC Meeting

Cover Analysis

1. What is it?

This Executive Communication is the Mayor's recommendation of Mullen Heller Architecture PC for Project No: 7954.00; Architectural Services for the Emergency and Homeless Housing Facility.

2. What will this piece of legislation do?

Architectural services to design and provide construction administration services for a new 30,000 sf facility to provide emergency shelter beds, assessment and supportive services to single adults and families experiencing homelessness. The facility will have approximately 300 emergency shelter beds, and should utilize trauma-informed design.

3. Why is this project needed?

Albuquerque needs a centrally located facility that is open 24 hours a day, 7 days a week to provide approximately 300 emergency shelter beds for people experiencing homelessness and supportive services that can help people exit homelessness.

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

The total project cost is \$14,985,000. \$14 million will come from G.O. Bond funds, pending voter approval in fall 2019. \$985,000 will come from 2019 state capital outlay funds.

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

There is no revenue projected from this project.

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

The project will be delayed.

7. Is this service already provided by another entity?

There are other centrally located emergency shelters in Albuquerque, but there are not enough emergency shelter beds to meet the need.

Composite Selection Advisory Committee Evaluation Form

Project No.7954.00 Arch. Services for Emergency and Homeless Housing Facility

DATE: 10/4/2019

Evaluation Criteria	Maximum Points	Firm Name	Firm Name	Firm Name
		Mullen Heller Architecture PC	Lee Gamelsky Architects PC	Jon Anderson Architecture
I. General Information 1. Provide Name and Address of Respondent and, if firm, when firm was established. 2. Provide number of employees, technical discipline and registration. 3. Indicate where the services are to be performed.	25	25	25	25
II. Project Team Members 1. Provide organization plan for management of the project. 2. Identify all consultants to be used on the project. 3. Provide qualifications of project team members shown in organization plan, including registration and membership in professional organizations. 4. Provide any unique knowledge of key team members relevant to the project.	100	89	90	90
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	132	127	121
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.	150	135	134	124
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.	25	19	21	22
VI. Quality and Content of Proposal 1. Evaluator's rating of overall quality of proposal.	50	43	44	44
Total Possible Points		500	500	500
Total Points (Before Point Deductions)		443	441	426
Minus High and Low Scores Total		178	180	173
Total Points (Minus High and Low Scores)		265	261	253
Minus Point Deductions (If Applicable)		0	1	0
Sub-Total (All Applicable Deductions Applied)		265	260	253
Plus Tie Breaker Points (If Applicable)		0	0	0
SAC TOTAL SCORES		265	260	253
Plus Interview Scores		256	226	247
FINAL SCORES		521	486	500

Minutes of the Meeting
of the
Selection Advisory Committee
October 4, 2019

Room 7096, City County Government Center

Architectural Services for the Emergency and Homeless Housing Facility

Project No. 7954.00

Present:

Jess Martinez, Project Manager, Family and Community Services
Jerry Francis, RA, Department of Municipal Development
Hartwell Briggs, RA, Aviation Department
Doug Chaplin, Family and Community Services
Mark Eshelman, RA, Transit Department

Others:

Lee Gamelsky Architects PC
Jon Anderson Architecture
Studio Southwest Architects
Vigil & Associates

Staff:

Myrna Marquez, Administrator, Selection Advisory Committee
Betty Greenbaum, Recording Secretary

Six proposals were received in response to the Notice of Request for Proposals.

Project Description: Architectural services to design and provide construction administration services for a new approximate 30,000 sf facility to provide emergency shelter beds, assessment and supportive services to single adults and families experiencing homelessness. The facility will have approximately 300 emergency shelter beds, and should utilize trauma-informed design.

Approximate Construction Cost \$ 12,000,000.00

The Administrator called the meeting to order at 9:00a.m. to review responses to the project. She reminded the Committee members of the section of the Rules and Regulations regarding lobbying and asked if anyone would like to make a motion to discuss the issue further. No motion was forthcoming.

The Administrator asked each Committee member to comment on the proposal, but to withhold giving their scores until all discussions ended. Members thanked the respondents for their interest in the project and said all proposals were good overall although some firms did not answer all the questions asked of them for the proposal. Members all agreed that any of the firms would be capable of doing a good job for the City.

The Administrator asked the Committee members to report their scores and she deleted the high scores and low scores and then totaled the proposal scores. After doing so, a tie resulted so the firm involved in the tie whose higher score was dropped, received one (1) point. After the point was added, there were no longer ties in any of the proposal scores but because the two highest scores were within 5% of each other's scores, point deductions were applied. Finally, the Committee was advised of the final scores. The Administrator stated that the proposal scores would be verified prior to submitting the Committee's recommendation to the Mayor.

Final scores reported at the meeting were as follows:


Jon Anderson Architecture	253
Lee Gamelsky	260
Mullen Heller	265
NCA Architects	210
Studio Southwest	227
Vigil & Associates	236

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

Jon Anderson Architecture	253
Lee Gamelsky	260
Mullen Heller	265

The Administrator asked if any Committee member wanted to make a motion to conduct interviews. Mr. Chaplin made a motion to conduct interviews. Mr. Espinoza seconded the motion which passed.

There being no further business before the Committee, the Administrator adjourned the meeting at 9:15 a.m.



Myrna Marquez, Administrator
Selection Advisory Committee

cc: City Clerk