



EC-20-3

CITY OF ALBUQUERQUE

Albuquerque, New Mexico
Office of the Mayor

Timothy M. Keller, Mayor

INTER-OFFICE MEMORANDUM

DATE: December 9, 2019

TO: Klarissa J. Peña, President, City Council
FROM: Timothy M. Keller, Mayor 
SUBJECT: Mayor's Recommendation of Lee Gamelsky Architects P.C. for
Engineering/Architectural Services for Restoration of the Albuquerque Rail Yards

The Selection Advisory Committee (SAC) met on December 5, 2019 to consider the following project:

Project: Project No. 7580.92 Engineering/Architectural Services for Restoration of the Albuquerque Rail Yards

Agency: Department of Municipal Development

Five proposals were received in response to the Request for Proposals. Two proposals were rejected due to omissions of required documents. Three proposals were evaluated.

Project Description: This is a unique work order based project for the restoration of the Albuquerque Rail Yards. The project will entail structural, civil, architectural and environmental remediation. Therefore, the committee will determine if the most qualified proposal will be from an architectural firm or an engineering firm since both professional services are required.

The Committee made the following recommendation:

Lee Gamelsky Architects P.C.
Sam Sterling Architecture
Vigil & Associates Architectural Group, P.C.

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

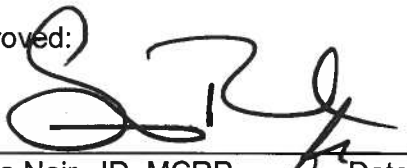
Therefore, in accordance with Section 14-7-2-1 et seq, ROA 1994, the following is my consultant selection recommendation concerning the procurement of professional services for the above listed project:

Lee Gamelsky Architects P.C.

Mayor's Recommendation of Lee Gamelsky Architects P.C. for Project No. 7580.92
Engineering/Architectural Services for Restoration of the Albuquerque Rail Yards.

This recommendation is being forwarded for Council consideration and action.

Approved:

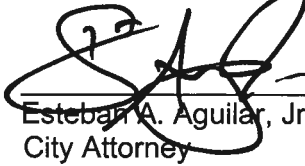


Sarita Nair, JD, MCRP
Chief Administrative Officer

12/17/19

Date

Approved as to Legal Form:



Esteban A. Aguilar, Jr.
City Attorney

12-13-19

Date

Recommended:



Patrick Montoya, Director
Department of Municipal Development

12/12/19

Date

6x-12/11/19

MIM

Attachments:

Cover Analysis
Composite SAC Evaluation Form
Minutes of the SAC Meeting

Cover Analysis

1. What is it?

This is the design contract to make restoration improvements to the Albuquerque Rail Yards.

2. What will this piece of legislation do?

The legislation allows the City to enter into contract with an Architect/Engineering team to begin the design work.

3. Why is this project needed?

Restoring the historic rail yards has been a city priority for more than 10 years.

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

Estimated compensation for this design contract is \$1M. Funding sources are state Capital Outlay and potential 2019 General Obligation Bonds.

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

Not applicable

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

The rail yard restoration design process may not go forward.

7. Is this service already provided by another entity?

No.

Composite Selection Advisory Committee Evaluation Form

Project No.7580.92 Eng/Arch Services for the Restoration of the Albuquerque Rail Yards

Date: 12/5/19

Evaluation Criteria	Maximum Points	Firm Name	Firm Name	Firm Name
		Lee Gamelsky Architects P.C.	Sam Sterling Architecture	Vigil & Associates Architectural Group, P.C.
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	23	24
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	86	79	77
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	118	120
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	122	115	112
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	22	20	19
VI. Quality and Content of Proposal 1. Evaluator's rating of overall quality of proposal.	50	44	40	44
Total Possible Points	500	500	500	500
Total Points (Before Point Deductions)		426	395	396
Minus High and Low Scores Total		170	154	158
Total Points (Minus High and Low Scores)		256	241	238
Minus Point Deductions (If Applicable)		1	0	0
Sub-Total (All Applicable Deductions Applied)		255	241	238
Plus Tie Breaker Points (If Applicable)		0	0	0
SAC TOTAL SCORES		255	241	238
Plus Interview Scores		0	0	0
FINAL SCORES		255	241	238

Minutes of the Meeting
of the
Selection Advisory Committee

Room 7096, City County Government Center

**Engineering/Architectural Services for Restoration of the
Albuquerque Rail Yards**

Project No. 7580.92

Present:

Ed Adams, PE, Project Manager, Planning Department
Keith Reed, PE, Department of Municipal Development
Jerry Francis, RA, Department of Municipal Development
Mark Motsko, Interim CIP Official, Department of Municipal Development
John Rivera, Planning Department

Others:

Lee Gamelsky Architects P.C.
Sam Sterling Architecture
Vigil & Associates Architectural Group, P.C.

Staff:

Myrna Marquez, Administrator, Selection Advisory Committee

Five proposals were received in response to the Notice of Request for Proposals. Two proposals were rejected due to omissions of required documents. Three firms will be evaluated.

Project Description:

This is a unique work order based project for the restoration of the Albuquerque Rail Yards. The project will entail structural, civil, architectural and environmental remediation. Therefore, the committee will determine if the most qualified proposal will be from an architectural firm or an engineering firm since both professional services are required.

Estimated Compensation: \$ 1 Million

The Administrator called the meeting to order at 2:30pm 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 and commented that the graphics used in the proposals were very nice. Members said the proposals were put together well and were very interesting to read; several members commented that their scores were close and it was clear that the firms had spent a lot of time putting their proposals together. The sub consultants that were presented are all very competent.

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. At this point the two highest scores were within 5% of each other's scores therefore 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:

- | | |
|---|-----|
| a. Lee Gamelsky Architects P.C. | 255 |
| b. Sam Sterling Architecture | 241 |
| c. Vigil & Associates Architectural Group, P.C. | 238 |

The Administrator asked if any Committee member wanted to make a motion to conduct interviews. No motion was made to do so.

In accordance with the Rules and Regulations, subject to verification of the scores, the following firms are the Committee's recommendation.

Lee Gamelsky Architects P.C.
Sam Sterling Architecture
Vigil & Associates Architectural Group, P.C.

There being no further business before the Committee, the Administrator adjourned the meeting at 2:45pm.



Myrna Marquez, Administrator
Selection Advisory Committee

cc: City Clerk