



# EC-20-143

## CITY OF ALBUQUERQUE

Albuquerque, New Mexico  
Office of the Mayor

Timothy M. Keller, Mayor

### INTER-OFFICE MEMORANDUM

**DATE: May 18, 2020**

**TO:** Patrick Davis, President, City Council

**FROM:** Timothy M. Keller, Mayor *TMK*

**SUBJECT:** Mayor's Recommendation of Consensus Planning, Groundwork Studio, and Sites Southwest for City Wide On-Call Landscape Architectural Design for the Department of Parks and Recreation

The Selection Advisory Committee (SAC) met via email on April 27, 2020 to consider the following project:

**Project:** Project No: 740400; City Wide On-Call Landscape Architectural Design for the Department of Parks and Recreation

**Agency:** Department of Municipal Development

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

**Project Description:** Landscape Architectural design services for various parks and recreation facilities, including but not limited to playgrounds, irrigation, landscaping, sports fields, lighting, courts, and trails.

The Committee made the following recommendation of the three highest ranked respondents:

Consensus Planning

Groundworks Studio

Sites Southwest

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:

**Consensus Planning**

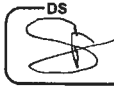

**Groundworks Studio**

**Sites Southwest**

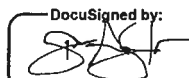
Mayor's Recommendation of Consensus Planning, Groundworks Studio, and, Sites Southwest for Project No: 740400; City Wide On-Call Landscape Architectural Design for the Department of Parks and Recreation

This recommendation is being forwarded for Council consideration and action.

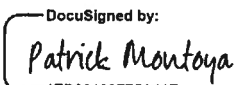
Approved:

  8/28/20  
\_\_\_\_\_  
Sarita Nair, JD, MCRP Date  
Chief Administrative Officer

Approved as to Legal Form:

 5/22/2020  
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Esteban A. Aguilar, Jr. Date  
City Attorney

Recommended:

 5/22/2020  
\_\_\_\_\_  
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Patrick Montoya, Director Date  
Department of Municipal Development  
05.19.2020

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 Consensus Planning, Groundwork Studio, and Sites Southwest for City Wide On-Call Landscape Architectural Services for Parks and Recreation Department.

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

This legislation will implement Parks and Recreation projects quickly. It will provide the City with immediate services for design and planning support.

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

The system infrastructure and amenities extend over 296 parks in all areas of the City. Over 30 sites have irrigation systems over half century old. Over 10% of playground are at the end of their life cycle. Many tennis courts and ballfields need significant renewal.

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

The 2019 GO Bond, existing State Capital Outlay, and CDBG will fund construction. The proposed GO Bond has over \$5 Million for Parks and Recreation facility renovation. Existing GO Bond funds are available to start design fees.

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

No revenue sources are being used, and no direct income is projected.

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

Infrastructure and amenities will be in jeopardy of aging beyond repair, and some amenities could become hazardous.

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

No.

## Composite Selection Advisory Committee Evaluation Form

**Project No: 740400; City Wide On-Call Landscape Architectural Design for the  
Department of Parks and Recreation**

**DATE: 5/18/20**

Evaluation Criteria	Maximum Points	Firm Name	Firm Name	Firm Name
		Consensus Planning	Groundwork Studio	Sites Southwest
<b>I. General Information</b> 1. Provide Name and Address of Respondent and, if firm, when firm was established. 2. Provide number of employees, technical discipline and registration. 3. Indicate where the services are to be performed.	25	25	23	24
<b>II. Project Team Members</b> 1. Provide organization plan for management of the project. 2. Identify all consultants to be used on the project. 3. Provide qualifications of project team members shown in organization plan, including registration and membership in professional organizations. 4. Provide any unique knowledge of key team members relevant to the project.	100	88	82	84
<b>III. Respondent Experience</b> 1. Describe previous projects of a similar nature, including client contact (with phone numbers), year services provided, construction cost (if applicable), and a narrative description of how they relate to this project. 2. Provide examples of the Project Manager's City experience within the past five (5) years that serve to demonstrate the the Project Manager's knowledge of City procedures.	150	133	117	124
<b>IV. Technical Approach</b> 1. Describe respondent's understanding of the project scope. 2. Describe how respondent plans to perform the services required by the project scope. 3. Describe specialized problem solving required in any phase of the project.	150	130	125	118
<b>V. Cost Control</b> 1. Describe cost control and cost estimating techniques to be used for this project. 2. Provide comparisons of bid award amount to final cost estimate for projects designed by the respondent during the past two (2) years. The consultant may provide justification for any discrepancies that may exist with this information.	25	25	24	20
<b>VI. Quality and Content of Proposal</b> 1. Evaluator's rating of overall quality of proposal.	50	37	35	31
Total Possible Points	500	500	500	500
Total Points (Before Point Deductions)		438	406	401
Minus High and Low Scores Total		165	160	158
Total Points (Minus High and Low Scores)		273	246	243
Minus Point Deductions (If Applicable)		0	0	0
Sub-Total (All Applicable Deductions Applied)		273	246	243
Plus Tie Breaker Points (If Applicable)		0	0	0
<b>SAC TOTAL SCORES</b>		<b>273</b>	<b>246</b>	<b>243</b>
Plus Interview Scores		0	0	
<b>FINAL SCORES</b>		<b>273</b>	<b>246</b>	<b>243</b>



Minutes of the Meeting  
of the  
Selection Advisory Committee  
April 27, 2020

via Email

**City Wide On-Call Landscape Architectural Design for the Department of  
Parks and Recreation**

**Project No. 704000**

**Present:**

Christina Sandoval, Department of Parks and Recreation  
Laurie Firor, PLA, Department of Parks and Recreation  
Jesse Scott, PLA, Department of Parks and Recreation  
David Flores, PLA, Department of Parks and Recreation  
Joshua Herbert, Department of Parks and Recreation

**Staff:**

Myrna Marquez, Administrator, Selection Advisory Committee

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

**Project Description:**

Landscape Architectural design services for various parks and recreation facilities, including but not limited to playgrounds, irrigation, landscaping, sports fields, lighting, courts, and trails.

**Estimated Compensation** \$ 800,000.00

The Administrator contacted the SAC Committee and RFP respondents on April 21, 2020 and advised them that this meeting would take place via email. She reminded the SAC Committee to have their scores and comments emailed to her by 10:00am on April 27, 2020.

Members commented that some firms included an open-ended approach to include consultants so that the best fitting subs could be selected; this offered a very collaborative approach. Firms included significant experience relevant to this project. Committee members noted a unique knowledge and experience identified for a range of abilities. Also to note, there were inconsistencies in format labeling.

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

There was not a tie and the two highest scores were not within 5% of each other therefore point deduction were not applied. The Committee and respondents were advised of the final scores and the Administrator asked the Committee if there was a motion for interviews. Committee members were not sure if they wanted to conduct interviews, at first, and were also interested in awarding multiple vendors but were not sure of the process to proceed with either of these options. The SAC Administrator answered questions for the SAC Committee and advised them of their options. Finally, the SAC Committee decided against interviews and in favor of multiple awards. The SAC Administrator said she would verify the scores before making the Committee's recommendation to the Mayor.

Final scores reported via the email meeting were as follows:

Consensus Planning	273
Groundwork Studio	246
Sites Southwest	243

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

Consensus Planning	273
Groundwork Studio	246
Sites Southwest	243

There being no further business before the Committee, the Administrator adjourned the email meeting by emailing everyone the final scores on May 18, 2020 at 2:54 p.m.

*Myrna Márquez*

Myrna Marquez, Administrator  
Selection Advisory Committee

cc: City Clerk



**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102

[www.consensusplanning.com](http://www.consensusplanning.com)  
(505) 764-9801

# proposal for Landscape Architectural Design Services

Landscape Architectural  
Consultants for  
Citywide On-Call  
Landscape Architectural  
Design for the  
**Department of Parks  
and Recreation**

PROJECT NO.  
7404.00



**ONE  
ALBUQUE  
RQUE** parks &  
recreation

Wednesday, April 1, 2020



Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
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April 1, 2020

Ms. Christina Sandoval  
Strategic Planning and Design Division  
Parks and Recreation Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Proposal for Landscape Architectural Consultants for Citywide On-Call  
Landscape Architectural Design for the Department of Parks and Recreation -  
Project No. 7404.00

Dear Ms. Sandoval and Members of the Selection Advisory Committee:

Consensus Planning, Inc. is pleased to present this proposal to provide Citywide On-Call Landscape Architectural services for the City of Albuquerque. We have been selected previously for a number of on-call contracts for the City and have developed a great working relationship with staff from Parks and Recreation. And we hope to continue developing functional, inclusive and beautiful spaces for the residents of Albuquerque through this on-call contract.

Based on information in the Request for Proposals, and the experience gained from these past City contracts, we are confident that we can creatively address the needs and desires of the City. The combined landscape architectural and planning resources of Consensus Planning will provide the City with an excellent level of service and design experience to handle any project. We will approach each project by assigning planning and design staff based on appropriate project experience and availability. This coordinated effort will allow us to handle multiple projects simultaneously, while providing the most qualified people for each task.

Included in the proposal is our Agreement and Insurance Certification, as well as our Pay Equity Reporting Form PE10-249. The information in the following pages details our exceptional experience and qualifications. Please do not hesitate to contact me if you require additional information. Thank you for this opportunity and your consideration.

Sincerely,

Chris Green, PLA, ASLA, LEED AP  
Principal

#### PRINCIPALS

James K. Strozier, AICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP

# TABLE OF CONTENTS



## 1. GENERAL INFORMATION

Name and Address of Respondent	PAGE 1
Employees, Technical Disciplines and Registrations	PAGE 1
Location Where Services are Performed	PAGE 1

## 2. PROJECT TEAM MEMBERS

Organization Plan for Management of the Project	PAGE 2
Project Team and Qualifications of Project Team Members	PAGE 3
Unique Knowledge of Key Team Members	PAGE 5

## 3. RESPONDENT EXPERIENCE

Previous Projects of a Similar Nature	PAGE 6
---------------------------------------	--------

## 4. TECHNICAL APPROACH

Understanding of Project Scope	PAGE 11
Approach to Performance of Services	PAGE 11
Specialized Problem Solving	PAGE 13

## 5. COST CONTROL

Design Process Cost Control	PAGE 15
Construction Cost Control	PAGE 15
Cost Estimating Techniques	PAGE 15
Cost Control on Previous Projects	PAGE 15

## AGREEMENT AND INSURANCE CERTIFICATION

## PAY EQUITY FORM PE10-249

## CONSENSUS PLANNING, INC.

Landscape Architectural & Planning Consultant  
302 Eighth Street NW, Albuquerque, NM 87102  
(505) 764-9801 (office)  
cgreen@consensusplanning.com  
www.consensusplanning.com  
Primary Contact: Chris Green



**Consensus Planning, Inc.** is a landscape architecture, planning, and urban design consulting firm with over 29 years of experience providing services of the highest quality to both public and private sectors.

As a New Mexico corporation, established in 1991, Consensus Planning has built a reputation for its dedication to pro-active project management and responsive customer service. Each employee of Consensus Planning brings a diverse array of experience and expertise to the company having worked on a range of projects from small to large-scale. We have the experience to address the common and the not-so-common issues associated with parks, trails, streetscapes, and recreational community facility projects of all sizes in an effective and creative manner. Our past experience has included many renovation projects for City facilities. With these experiences we have become well-versed in design strategies and approaches to tackle the special challenges that come with renovations of existing conditions.

Consensus Planning's objective in submitting this proposal is to provide the City of Albuquerque with an exceptional level of service in design coordination, public outreach, and project management. We achieve this through our core values of purpose, integrity, enthusiasm and innovation.

Consensus Planning Employees, Disciplines and Registrations:  
Principal Registered Landscape Architect (Chris Green, ASLA, NM PLA #234)  
Registered Landscape Architects (Katie Paquette, ASLA, NM PLA #405; Scott Culler, ASLA, NM PLA #579)  
Landscape Designers (Ashlie Maxwell, ASLA)  
Certified Planners (Jim Strozier, AICP; Jackie Fishman, AICP; Michael Vos, AICP; John Shepard, AICP)  
Planners (Shawna Bailey, Charlene Johnson; Omega Delgado)  
Administrative (Monica Villescascas)

### Location Where Services Are Performed

All professional services for the City of Albuquerque will be performed at the Albuquerque offices of Consensus Planning and our subconsultants.



### ORGANIZATIONAL PLAN FOR MANAGEMENT OF THE PROJECT

At Consensus Planning, we approach every design and planning challenge with the understanding that all projects require a unique solution. First and foremost, we strive for consensus. People's opinions matter and, when it comes to planning a project, opinions can either strengthen or dismantle a project. That is why we take a full, hands-on approach by soliciting input in the planning process through interactive meetings with all project stakeholders.

We work on outdoor environments and strive to create landscapes that best meet the physical, social and emotional needs of the community, while balancing issues of environmental sustainability and resiliency. Our goal is to impact each project early in the design process to generate ideas with technical understanding and creative flair for the design, organization, and use of spaces. As a multi-disciplinary team, we are adept at conceiving the overall concept and preparing the site

master plan, from which detailed design drawings are prepared to create memorable spaces.

Consensus Planning will provide the City of Albuquerque with an outstanding level of service from our team's immense design experience. Our proposed project organizational structure will be as outlined in the diagram below. Chris Green will be the primary point of contact and the Principal-in-Charge, and will direct the overall management of the project. We will build our team for each project based on the specific needs of that project. We have outstanding relationships with many Engineers and Architects and propose to engage that firm, or firms, who we feel are best suited for a particular project. Clear lines of coordination and communication will be established with City of Albuquerque Project Manager, Christina Sandoval, and various staff and stakeholder groups.

### PROJECT ORGANIZATION CHART



## PROJECT TEAM AND QUALIFICATIONS OF PROJECT TEAM MEMBERS

### Chris Green, PLA, ASLA / Principal Landscape Architect

**Contract Role:** Principal Landscape Architect/Project Manager  
**Registrations:** Professional Landscape Architect, NM #234; AZ #25620; TX #2595  
**Education:** BS in Design w/emphasis in Landscape Architecture  
Arizona State University  
**Affiliations:** Member, American Society of Landscape Architects  
Past President and Trustee, New Mexico Chapter of ASLA  
Chair, State of New Mexico Board of Landscape Architects



**Experience:** Chris will serve as Principal-in-Charge and will be responsible for the day-to-day administration of the contract. He will also serve as Project Manager on many of the projects. He has over 31 years of experience in the implementation of all phases of the landscape design process including client contact and coordination, conceptual design, design development, cost estimation, construction documents, and construction administration. Mr. Green has designed a variety of park projects for the City, including new parks, renovated play areas, dog parks, multi-use fields, splash pads, court games, etc. Important in all of these is to incorporate shade, plan for complete inclusivity, and provide a variety of activities to keep people moving and enjoying the outdoors. He has vast experience in managing design teams on large-scale recreational projects, and facilitating public input on such projects. His expertise in xeriscape principles of landscape and irrigation design results in the creation of lush, colorful landscapes, incorporating the use of native plant materials, efficient irrigation methods, and minimal maintenance requirements. He has practiced sustainable site and landscape design for many years and is a LEED Accredited Professional.

#### Relevant Project Experience:

- Jennifer Riordan Spark Kindness Sports Complex
- Ventana Ranch Community Park
- Balloon Fiesta Park
- North Domingo Baca Park
- Vista Del Norte Park

### Katie Paquette / Senior Landscape Architect

**Contract Role:** Project Manager, Construction Detailing and Specifications  
**Registrations:** Professional Landscape Architect, NM #405  
**Education:** Bachelor of Landscape Architecture, Kansas State University  
**Affiliations:** American Society of Landscape Architects (ASLA); Commercial Real Estate Women (CREW)



**Experience:** Katie has over 15 years of experience in landscape architecture and design working on a wide variety of projects. She has expertise in site design, xeriscape landscape design, native/adaptive plants, and low water-use irrigation. She has worked on multiple municipal and parks projects, including the City of Albuquerque On-Call Parks projects from 2005-2011, as well as several playground designs for elementary schools. Her park and playground designs emphasize programming function, theming, and creative designs for plazas and seating areas. Several of her projects have required public involvement efforts with buy in from the community. She thrives seeing a project through from the early planning and conceptual designs, to construction documents, and finally through construction to ensure that all design and budget goals are met.

#### Relevant Project Experience:

- Ridgeview Park, Albuquerque, NM
- Rancho Encantado, Albuquerque, NM
- Wells Park Waterplay, Albuquerque, NM
- Martineztown Park Masterplan and Phase 1, Albuquerque, NM
- Botanic Garden Japanese Garden Masterplan and Phase 1, Albuquerque, NM



### Scott Culler, PLA, ASLA / Landscape Architect

**Contract Role:** Project Manager, Construction Detailing and Specifications  
**Registrations:** Professional Landscape Architect, NM #579  
**Education:** Master of Landscape Architecture, U. of New Mexico  
BS of Computer Science, Bob Jones University  
**Affiliations:** Member, American Society of Landscape Architects  
Past President, New Mexico Chapter of ASLA



**Experience:** o Scott is a landscape architect with over 7 years of experience in landscape design in New Mexico. His professional experience has consisted of a range of design and planning projects. Past projects include planning, design, and development of parks and recreation facilities, educational facilities, streetscapes, and master plans. Scott brings his technical background and knowledge to each project through his skills in CAD, GIS, 3D modeling, and computer rendered graphics. He is detail-oriented and works to deliver high-quality work to satisfy each client's needs while addressing regulatory requirements and public health, safety, and welfare needs.

#### Relevant Project Experience:

- Piedras Marcadas Park, Phase 2
- Westgate Community Center
- Mile High Little League
- Vista Del Norte Park Playground
- North Domingo Baca Park Bocce Courts

### Ashlie Maxwell, ASLA / Landscape Designer

**Contract Role:** Graphic Renderings and Construction Documents  
**Education:** BS of Fine Arts, University of New Mexico  
Master of Landscape Architecture, University of New Mexico  
**Organizations:** American Society of Landscape Architects



**Experience:** Ms. Maxwell has over 4 years of experience as a landscape designer focusing on park and recreation projects, streetscapes, community theming and landscape resoration. Her experience includes all phases of design from site planning, construction documents, and construction phase services. She excels in computer-aided graphics, and is knowledgeable in site, planting, and irrigation design. She has enhanced our graphic production with her 3D modeling and PhotoShop rendering skills. She has worked on a variety of projects including parks and community center facilities, educational facilities, streetscapes, and landscape master planning.

#### Relevant Project Experience:

- Tramway and Indian School Landscape Improvements
- ABQ BioPark Zoo Entry Renovations
- Vista Del Norte Park, Phase 4

### Subconsultants

In our work on the many City park projects that we've designed over the past 29 years, we've had the opportunity to collaborate with a number of amazing engineering and architectural firms. Based on the particulars of a project, and with the City's concurrence, we will determine the most appropriate firm to assist us. We are confident that this approach will best serve the needs of the City as required by this contract.

## UNIQUE KNOWLEDGE OF KEY TEAM MEMBERS

The Consensus Planning project team members have extensive landscape architectural, planning, and design experience on projects for the City of Albuquerque and throughout the southwest. What sets Consensus Planning apart is our ability to engage the community and also navigate the City approval process through EPC and DRB. Many of our larger previous City projects have required zone map amendments and site plan approvals as a complement to the physical design of the project.

Consensus Planning also has a deep understanding concerning water issues in the southwest. We feel that water is one of our most valuable resources and requires great design sensitivity in the usage of water within our City's landscapes. Albuquerque has many aging facilities that require renovations of existing, and often outdated, irrigation systems. Consensus Planning has worked on many renovation designs throughout the City to create landscapes that are sustainably designed with water efficient systems and water conservation techniques that work harmoniously with the design intent of the project. Our team has extensive experience with the City of Albuquerque standards, procedures and most importantly, their expectations. Consensus Planning has had a great deal

of experience working with COA Park Management and understanding the needs of the City.

## Engagement with City Standards and Procedures

Our understanding of City procedures and knowledge of preferred construction methods and details gained through past project experience will streamline the process for each new project issued. Through our work on six previous City of Albuquerque on-call landscape architectural services contracts, we have gained significant insight into the prescribed procedures for management of on-call contracts. We have responded quickly to revised design standards and requests from City staff to quickly expedite or modify projects of importance to City Councilors.

### Team Experience

- Designs for the varied local ecosystems within and around Albuquerque;
- In-depth knowledge of native plant communities and ecosystems;
- Skill in producing graphic exhibits that inspire confidence and public support for the proposed design; and
- Proven ability in producing detailed and thorough construction documents that accurately convey design intent.



*Balloon Fiesta Park Slope Conceptual Rendering*

## PREVIOUS PROJECTS OF A SIMILAR NATURE

The following projects highlight the diverse nature of experience of the Consensus Planning team. These projects represent direct knowledge and experience with the issues relevant to the City of Albuquerque, as well as this current request for proposal.

## COA 2019 ON-CALL LANDSCAPE ARCHITECTURAL CONTRACT

### LOCATION

Albuquerque, NM

### CLIENT CONTACT

Christina Sandoval  
Parks and Recreation  
(505) 768-5370

### YEAR

2019- Present

### COST

Varies by project

### KEY PERSONNEL

Chris Green  
Scott Culler  
Ashlie Maxwell

### Crestview Bluff Master Plan

Crestview Bluff and the surrounding areas of Atrisco and Vecinos del Bosque, South Atrisco, and Alamosa have a long and rich settlement history. The 43 properties comprising the 34.11-acre Crestview Bluff site are located south of Central Avenue and approximately ½-mile east of Old Coors Drive. Crestview Bluff is one of the few remaining undeveloped properties with unobstructed views of the Bosque, downtown, and the Sandia Mountains.

Consensus Planning prepared a comprehensive review and analysis of existing conditions and development opportunities for the site to evaluate the feasibility and desire to purchase the site for open space.

The general consensus of City and County staff, as well as neighborhood representatives, is to limit development of the site is to passive activities. This would generally include limited pedestrian circulation using some of the existing trails while closing and revegetating others. The topography of the site lends itself to development of several overlook areas that may include shade structures, plazas, and seating to provide for gatherings, picnicing, and taking in the amazing valley views. These areas would also provide for the display of environmental and educational graphics to present the rich and storied history of the area. These overlook areas could be terraced to provide options for viewing points, and to accomodate multiple groups at each overlook location.



*Crestview Bluff Conceptual Master Plan*



*Crestview Bluff*

The City Council and Board of County Commissioners adopted resolutions to formalize a collaborative effort between the City and County to preserve Crestview Bluff as an historic urban green area. The City and County have agreed to work together through the efforts of respective staff and potential funding allocation.



### ABQ BioPark Zoo Entry Renovations

One City official described the entry into the zoo as looking like “a border crossing”. For that reason, we were contracted to develop concepts for re-imagining this space to be inviting, interactive, accessible, comfortable, educational, and most importantly, memorable. The space will include improved shade and seating options; elements that are interactive and educational to keep young minds busy and engaged while waiting to enter the zoo; improved wayfinding signage; and colorful, maintenance friendly landscaping. We are in the process of developing options to bring this space to life; creating photo simulations that will assist the City in securing funding for the improvements.



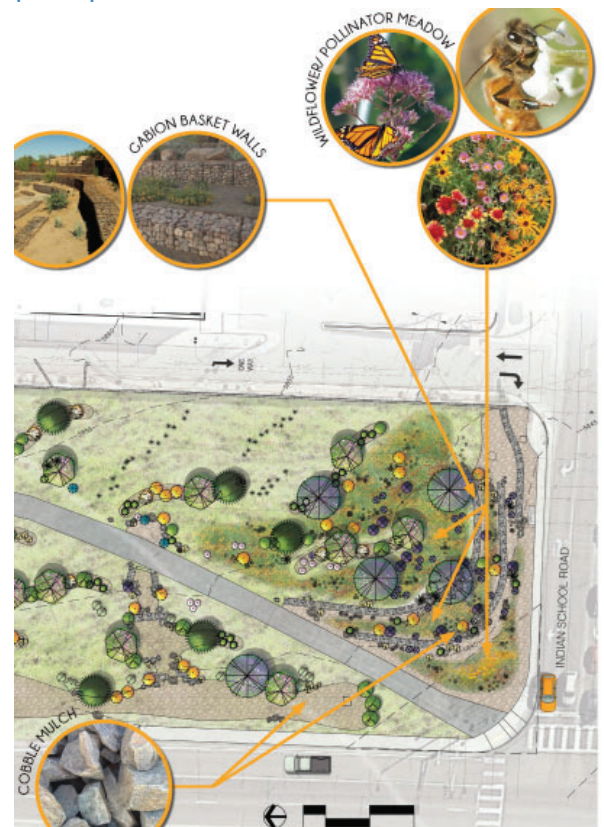
*Bio Park Zoo Entry Existing Conditions - Concepts for this space are ongoing*

### Tramway and Indian School Landscape Improvements

The northeast corner of Tramway and Indian School was previously denuded of vegetation as a result of efforts to remove infestations of prairie dogs and Tree of Heaven. Based on a previously developed conceptual plan we are developing construction drawings for the regeneration of the landscape, minimize the potential return of the prairie dogs, harvest rainwater, and improve the sight lines between the adjacent traffic and trail users. We've developed an extensive plant palette to create a wildflower and pollinator meadow. Terraced gabion basket walls were designed to transition some of the steeper grades; both improving sightlines and harvesting rainwater. This project will create a design vocabulary that could be replicated along the rest of the Tramway corridor.



*Tramway/Indian School*



*Tramway/Indian School Landscape Concept*



*Sid Cutter Statue*

## Balloon Fiesta Park Bus Depot

In addition to working on the Master Development Plan for Balloon Fiesta Park, we have also worked on several design projects throughout the site, including the Balloonists Tribute Area and the Sid Cutter Pilots' Pavilion. We are currently working on the relocation of the bus depot to be more efficient, accessible, and improve the performance of the AIBF transportation system during the Fiesta. Consensus Planning is leading the team in developing the site plan in coordination with the



*Balloon Fiesta Park Bus Depot Concept*

City and AIBF, and transportation experts. The site plan being developed is in response to extensive analysis by a team of transportation planners at the University of New Mexico. The new bus depot will include amenities to improve the accessibility, safety and comfort for spectators, and more importantly, improve the access, efficiency of and turn-around time for the bus fleet.

## RELEVANT EXPERIENCE ON PREVIOUS ON-CALLS

- preparation of master plan, conceptual plans, and construction documents for City facilities- new and renovations
- renovation of existing park and play area facilities for compliance with ADA and municipal standards
- irrigation system renovations
- drainage/erosion issues
- public involvement
- coordination with various COA departments
- construction administration services
- small and large scale projects with a wide variety of applications
- multiple project managers effectively managed numerous projects concurrently

## NDBP Bocce Court

The City desired to add two additional bocce courts to the already successful existing two courts at North Domingo Baca Park. The original courts were designed by Consensus Planning in 2015 and construction was completed in January of 2016. The additional court improvements included two full size concrete courts with a synthetic turf play surfacing. The improvements also



*North Domingo Baca Bocce Courts*

included new shade structures over the play areas, additional lighting for evening play, and protective fencing around the bocce areas to catch any foul balls. Construction Documents were completed in November 2019.

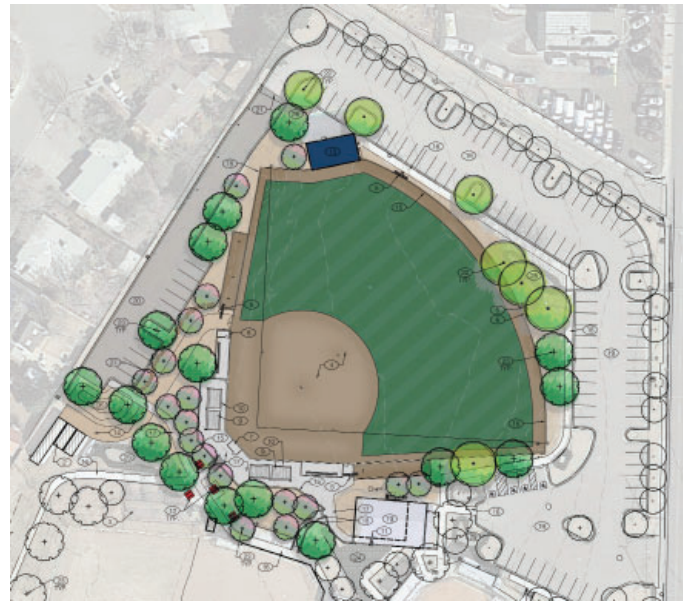


### Mile High Little League

Consensus Planning was asked to update the master plan for Mile High Little League and provide design services to reorient and upgrade the leagues primary field. Consensus Planning coordinated early on with the City and the league to establish priorities and develop a phased cost estimate that met the City's budget and projected State capital outlay. The project will include a new 225-ft natural turf field with a clay infield mix, dugouts, bullpens, covered bleachers, additional paved parking area, and improved internal pedestrian connections to the other fields and the existing concessions building. These improvements will be constructed in phases as money becomes available. Construction Documents are anticipated to be completed in summer 2020.



*Mile High LL*



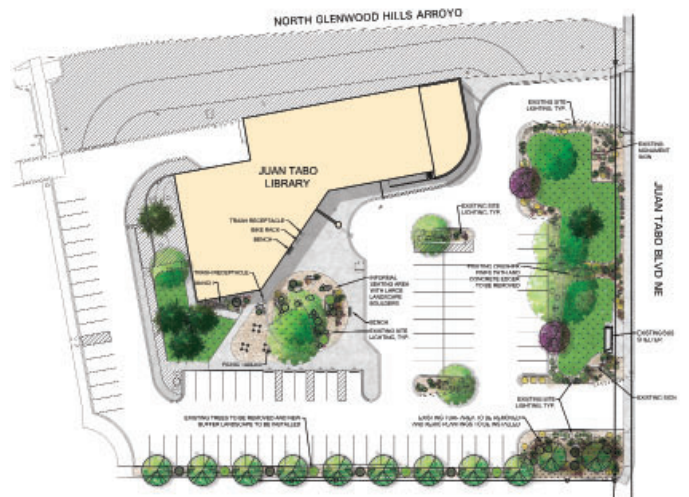
*Mile High Little League Master Plan*

### Juan Tabo Library

The Juan Tabo Library landscape was originally installed in the early 1980's. Though well maintained, has become dated with time and in need of a refresh. Consensus Planning worked closely with the City and library staff to prepare a design that worked within the existing hardscape and planting areas to rejuvenate the landscape. Existing trees in good condition were noted to remain to maintain an established look. The improvements included new plantings, an updated irrigation bubbler system, renovated existing turf areas and an updated plaza area at the front library entry that has new site furnishings. Construction Documents were completed in October of 2019.



*Juan Tabo Library*



*Juan Tabo Library Conceptual Landscape Plan*

### Piedras Marcadas Phase II

Phase II of Piedras Marcadas Park included the addition of a paved concrete parking area in the bottom of the adjacent AMAFCA channel. The parking connects to the existing playground area with an accessible sidewalk that climbs up the channels side slope. Significant coordination with the City and AMAFCA was required to design a solution that was acceptable to all. Construction was completed in February 2020.

## PARADISE HILLS PARK IMPROVEMENTS

### LOCATION

Albuquerque, NM

### CLIENT CONTACT

John Barney  
Bernalillo County Parks and Recreation  
(505) 314-0404

### YEAR

2015-2019

### COST

\$500,000

### KEY PERSONNEL

Chris Green  
Scott Culler

Consensus Planning worked with a local Engineer on the redevelopment of this park on Albuquerque's west side. The project included the addition of parking around the perimeter of the site, pedestrian improvements, and landscape and irrigation renovations. Multiple neighborhood meetings were held to gather feedback from the community, which drove the final project scope and programming.

The existing terrain of the park, which is co-located within a detention pond, provided the perfect setting to create terraced "social bleachers", creating multiple seating and picnic areas. The project also included a raised pedestrian crossing of Park Lane, connecting the park to the Paradise Hills Community Center. The landscape and irrigation improvements were challenging due to the presence of layers of volcanic basalt in many areas of the park. We worked closely with the existing irrigation system to re-use previously developed irrigation corridors.

### Relevance to Contract:

- Project was a renovation of an existing park, which included similar park amenities (play areas, recreation field, community facility, etc.).
- Community input was gathered to facilitate the design of the unique "social bleachers", a terraced arrangement of multiple seating and picnic areas.
- Design included renovation of existing landscaping and irrigation system.



*Perimeter Landscape and Parking*



*Terraced Social Bleachers*

### List of Additional Consensus Planning Park Projects

#### New Parks/Playgrounds

Casa Grande Linear Park  
Silver Tree Park  
Westgate Park  
Manzano Mesa Park  
North Domingo Baca Park  
Ventana Ranch Park  
Andalucia Park  
A Park Above  
Avalon Park

Lafayette Park  
Hunter's Run Park  
Parkwest Park  
Mountain View Park  
Paradise Skies Park  
Richland Hills Park  
Rinconada Point Park  
Tower Pond Park  
Anesi Park

#### Playground Renovations

Summer Hills Park  
Supper Rock Park  
Villella Park  
Wade Circle Park  
La Palomita Park  
Lynnwood Park  
Loma del Norte Park  
Kiva Park  
Dulcinea Park

#### Dog Parks

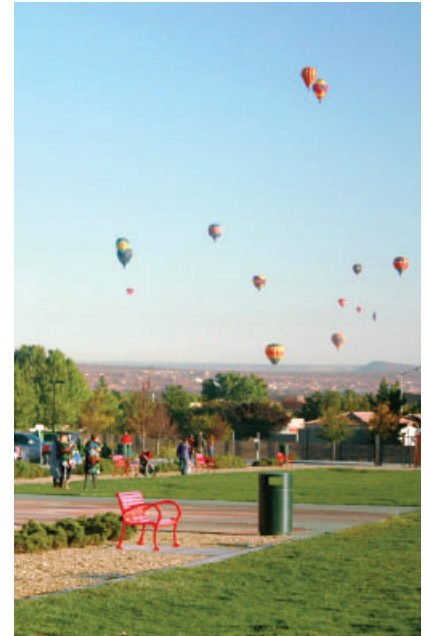
North Domingo Baca Park  
Tower Pond Park  
Westgate Park  
Vista Del Norte Park  
Bud Warren and Lady Dog Park  
A Park Above

## 4 TECHNICAL APPROACH

### UNDERSTANDING OF PROJECT SCOPE

According to the Request for Proposals the scope for the various projects to be included under this on-call contract may include the need for studies, analyses, site planning, pre-design, design, and/or construction phase services. As presented at the pre-proposal meeting, some of the focus for park funding is to improve shade throughout parks; playground renovations to outdated equipment; potential to expand the use of nature play elements; introduce and develop the idea of food forests; develop more dog parks; and, working with Albuquerque Public Schools, improve our performance in providing safe parks and/or green spaces within a 10 minute walk from any home.

In order to fulfill the requirements of the potential project scope, we propose to generally adhere to the following approach and tasks. The approach outlined will serve as a starting point for discussions with the City and will be modified and refined to arrive at a scope of work specific to each project. With our experience on COA on-call contracts we are able to quickly tailor this scope of work for each specific project.



*Vista Del Norte Park*

### APPROACH TO PERFORMANCE OF SERVICES

#### Task 1 - Project Initiation/Site Inventory and Research

- A. Kickoff Meeting- The Project Team will conduct a kickoff meeting with the Project Manager and other City staff from the appropriate departments, and as necessary, other entities such as AMAFCA. The purpose of the meeting will be to review the parameters of the project, establish goals and objectives, and set schedule milestones. We will work with the City to obtain pertinent project information and environmental data (such as a survey and/or geotechnical report). The Project Team will continue to seek input from City and agency staff at appropriate stages of project development.
- B. Site Analysis- The Project Team will review and inventory existing site conditions including soils and topography; easements; infrastructure requirements for the site, such as drainage improvements; transportation and access requirements; and planned trails. A site analysis will be performed for the site to verify surrounding land uses and prominent views to and from the site. As-built conditions for the project will be documented.
- C. Neighborhood Outreach, Input, and Coordination /Design Meeting with Neighborhood Association- In cooperation with and with assistance from the City Project Manager, the Project Team will identify and meet with neighborhood associations as well as key stakeholders in the community.

#### Task 2 - Preliminary Design

- A. Programming Meeting- Coordinate a program review meeting with the City Project Manager to review the opportunities and constraints and confirm the preferred amenities to be included in the plan. The project scope, schedule, and budget will also be reviewed to track progress and work products. At this early stage of the project, our team will coordinate with the appropriate City representative to determine any operational or maintenance issues that may impact the design of the facility.
- B. Conceptual Diagrams- Develop alternative bubble diagrams illustrating the layout and program relationships of the proposed amenities. Diagram skill levels and approximate size/footprint of amenities and circulation through the site.
- C. Schematic Design/Conceptual Layout Plan- Consensus Planning will prepare a schematic layout that will depict all site facilities and relationships based on the conceptual bubble diagram layout, the City approved scenario. The plan will include descriptions of the types of materials envisioned for each park. These schematic plans will also include pedestrian access and circulation system.



- D. Review Meeting- Coordinate with the City Project Manager to review the site concepts and amenity sketches. The Project Team will make appropriate revisions to the design concepts and will prepare a new colored exhibit of the preferred site design.
- E. Design Meeting with Neighborhood- Coordinate with Neighborhood Associations and City staff to review exhibits of the preferred site design. Solicit input from neighborhood residents to be included in Final Design Development.
- F. Preliminary Cost Estimate- Consensus Planning will prepare a preliminary opinion of probable cost for all site improvements, with current unit costs, including additive alternates.
- G. City Presentation- Consensus Planning will meet with City staff to review the preferred site design and preliminary opinion of probable cost. Input from City staff will be included within Final Design Development.

Consensus Planning has a great deal of experience facilitating all types of community meetings and public engagement strategies. We are flexible in terms of the type, location, and number of public meetings and can design a unique process for the project in coordination with City staff. Our goal is to ensure the input we receive is reflective of the participant's desires and opinions. We have gained public input through not so typical formats, such as at community art events. This approach allows us to reach members of the community who are not the typical public meeting attendees.

### Task 3 - Final Design and Review

- A. Final Design/Conceptual Layout Plan- Consensus Planning will prepare a final conceptual layout plan for each park that will depict all site facilities and relationships based on all comments from City Staff and neighborhood residents throughout the Preliminary Design phase. A color rendered graphic, materials, and plant boards, as appropriate will be provided to the City in hard copy and digital format, to allow for reproduction as necessary.

### Task 4 - Construction Documents

- A. Construction Documents- Consensus Planning shall finalize the construction contract documents setting forth, in technical detail, the requirements for construction of the design. The Construction Documents shall include all items necessary to build all proposed park elements. The Construction Documents will include all information necessary to accurately price and build all proposed project elements. All construction documents will be created in the current version of AutoCAD. A CD copy, as well as hard copies, of the construction documents will be provided to City Staff.
- B. Final Cost Estimate- Consensus Planning will prepare a final cost estimate for all project improvement quantities and unit rates. If necessary, the Project Team will identify acceptable alternatives to align the probable construction cost with the available construction budget.

### Task 5 - Bidding (typically not required on on-call design projects)

- A. Bidding Process- Consensus Planning will participate in the pre-bid conference to address technical questions posed by prospective contractors. During the bidding phase the Project Team shall provide all potential bidders with clarifications to any project related questions on the plans and specifications. The results will be documented for each requested clarification and distributed to the City Staff and all bidders in the form of an addendum. Consensus Planning will prepare the bidding documents, based on the approved construction documents, with detailed requirements for construction of each park. These documents shall include bid forms and the conditions of the contract for construction. The Project Team will also attend the bid opening and prepare the recommendation of award letter for City signature.



*Vista Del Norte Park*

## Task 6 - Construction Administration

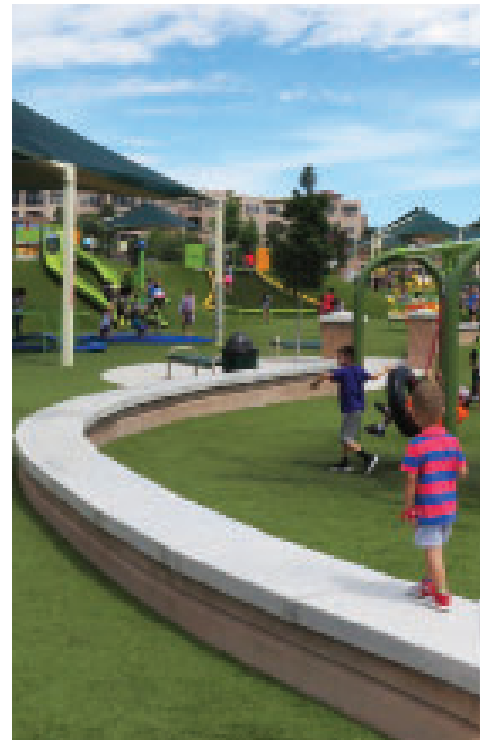
- A. Construction Phase Services- Consensus Planning will provide construction phase services as required. The Project Team will make periodic visits to the site as needed. Consensus Planning will notify City Staff in writing regarding the progress and condition of construction including critical inspection points. Dates of substantial completion and final completion will be documented for City Staff. For projects involving new or renovated irrigation system, we can sub-contract with Irrigation Services, LLC, to provide staking of the irrigation system to ensure that the built system performs to the required uniform distribution. If necessary, a full time construction monitor at the site can be provided as an additional service. Upon completion of the project we will provide Record Drawings as required.

## SPECIALIZED PROBLEM SOLVING

Consensus Planning has experience that spans all aspects of analysis and design. With our extensive design and planning background we can negotiate all aspects of project development, including working through the public process for controversial projects. Through our considerable private site development work, we have a thorough understanding of the City's Integrated Development Ordinance (IDO) and its related site development criteria. We have worked through most site development issues and the associated response to meet these IDO requirements.

Our landscape design staff produces compelling designs for the most difficult sites. We provide aesthetically pleasing, highly functional spaces that benefit the City and its residents. We stay abreast of new developments and trends in our field and have the skills necessary to reduce inherent maintenance costs- both financial and environmental, to produce designs that help mitigate rather than contribute to global warming, and to maximize the functionality of the site while keeping construction costs down.

All projects encounter some sort of “problem;” it’s how these problems are defined and managed that become critical to the success of a project. The strategy Consensus Planning has utilized on other City projects (and for all other projects) is to first be proactive. We do not wait to discuss problems with the Client out of “fear of ramifications” or “embarrassment.” Conversely, we do not elevate problems unnecessarily or “add to the problem” by over-reacting prior to careful investigation and analysis. Flushing out the problem and breaking it down into its fundamental components is the other strategy that has worked consistently for our firm. Once this is done, we will have direct problem discussion/resolution/mitigation action items for all members of the team (including the Client). Any potential issues will be addressed with options for how to solve the problem along with pricing, constraints, and opportunities for each option. A few examples of past “problems” for city projects are permitting, scope change, interaction with the community, and grading challenges.



*A Park Above*

## Engagement with the Local Community

Consensus Planning takes the approach that residents are always the experts in their community and that we are there to provide technical assistance, not to dictate pre-conceived solutions. The firm has an enviable track record of obtaining approvals and reaching consensus even on difficult or contentious issues and with diverse and opinionated participants. Consensus Planning shall conduct neighborhood meetings, make presentations, or solicit input from appropriate parties as deemed necessary and appropriate to satisfy the needs of the project. Our staff has excellent meeting facilitation skills and has been very successful in garnering meaningful input on various projects. Consensus Planning is sensitive to the need for acquiring public input in a timely fashion to facilitate the progress of specific projects, without compromising design and deadline responsibilities.

## Quality Design

Consensus Planning has built a reputation for excellence in planning and landscape design as demonstrated by our many repeat clients. We will apply our considerable design experience and quality-assured document preparation skills to ensure innovative and dynamic solutions to each project. Maintenance costs are carefully considered at all stages of work. A diverse range of design solutions will be sought for the project through alternative concepts, review, and consultation with the City's Project Manager. Approximate construction costs can be generated on various alternative concepts to assist in the budgetary review process. Revisions and modifications will be made as necessary in response to design submittals and meetings.

## Quality Control

Quality control is an aspect of our work that Consensus Planning staff members take very seriously, regardless of how small or large the task. We employ an on-going method of design review, document proofreading, specification checklist review, professional training through workshops and current literature, computerized scheduling and estimating, and regular staff meetings where projects, time lines, and schedules are discussed. Review of key issues and design solutions by the Design Team members will ensure that the City of Albuquerque benefits from the team's combined expertise.

Our team has considerable experience in weaving sustainable design solutions into our designs – from project inception to final construction.

**Water Harvesting/LID** – design approaches to filter, infiltrate, and prevent erosion. It is important to consider these approaches as more than infrastructure, but as site amenities that speak to needed stewardship of the land.

**Habitat Enhancement** – provides for opportunities to incorporate habitat for bugs, bunnies, and pollinators.

**Sustainable Materials** – The use of recycled or renewable materials is critical to lessening the environmental impact of construction. With renovation projects, there's a multitude of opportunities to incorporate demolished materials in the design.

Our team's project approach is to foster the strongest collaboration possible between us, our Client, and the various involved stakeholders to achieve the best results possible.

- Use the best local experts in our industry to perform detailed data gathering for drainage analysis, infrastructure analysis, and accessibility reviews.
- Perform site analysis and synthesize the findings with our design team members to identify the issues, opportunities, and constraints that will provide the direction for our design solutions.
- Share our progress throughout design with interactive stakeholder input meetings. We are successful because we involve our stakeholders from the beginning and encourage active participation.
- Manage the project scope effectively to avoid scope creep and stay on budget through rigorous quality control reviews and cost estimation, prior to every milestone deliverable.
- Know our local contractors and their methods and means of construction. Our decades of bidding and construction observation allows us to detail our work in accordance with local practices, troubleshoot issues quickly on site and recognize potential problems before they incur cost to our Client.



*Anesi Park (Farmington) Nature Play Area*

## COST CONTROL ON PREVIOUS PROJECTS

### Albuquerque Regional Sports Complex, Ph 1

Bid Date:	November 2016
No. of Bids:	4
Final Estimate:	*\$19,196,405
Awarded Bid:	*\$17,718,001
*Includes 3 accepted add alternatives.	

With the bids coming in relatively low, the City was able to include a number of value-added items, including upgrades to the synthetic turf, fencing systems (including portable fencing for each field), LED field lighting, and equipment for maintenance of the complex.

### East Mountain Little League

Bid Date:	October, 2018
No. of Bids:	5
Final Estimate:	\$614,540
Awarded Bid:	\$540,945
Change Orders:	+\$40,116

The EMLL project involved renovation and additions to the common areas between existing ball fields. The three change orders required on the project involved design changes/additions needed when undocumented underground utilities were encountered. In two cases, the utility lines were required to be relocated to avoid wall footings.

### Recent COA On-Call Contractor Bids: Juan Tabo Library Landscape Renovation

Bid Date:	October, 2019
Final Estimate:	\$135,572
Amount Bid:	\$107,807

### Piedras Marcadas Park, Ph 2 Parking

Bid Date:	August, 2019
Final Estimate:	*\$63,538
Amount Bid:	\$78,989

\*Final Estimate was based on On-Call pricing from a specific Contractor that COA did not use.

## DESIGN PROCESS COST CONTROL

Based upon the experience of Consensus Planning, our team has a thorough understanding of the critical importance of completing projects within identified schedule and budget guidelines. With this particular contract, we know that our design fees come out of the overall project budget. Therefore, the more efficient we are with our design costs, the more money the City has for the construction of the project. We all like to have more money for construction. To that end, it is important to have a firm grasp on all elements of the design process during negotiation of the scope of work to identify all potential services needed. Is a topographic survey needed? Will we need geotechnical services? Answers to these questions will ensure that services are completed as needed to keep the design process moving forward.

Our landscape design staff, although not great in number, consistently puts out an impressive amount of quality work. We have learned many lessons through our previous work on park projects and have, by necessity and practice, become very efficient in our approach and preparation of designs. As the complexity of potential on-call projects varies, we will tailor our design team accordingly.

## CONSTRUCTION COST CONTROL

It is at this early stage that a problem in project budget or program can be identified. By evaluating projected construction costs at fixed points in the design and construction document process, potential cost overruns or savings can be pinpointed which may require a modification of the program, consideration of phasing the project, or a closer look at the design solution. Consensus Planning will work closely with the City Project Manager to ensure design solutions respond favorably to the budget. It goes without saying that clear, accurate, and complete construction documents are at the heart of construction cost control. Given our team approach we are able to provide thorough quality control and multiple drawing reviews by a Project Manager not directly involved in the project. This approach provides for more accurate pricing and high-quality construction. Additionally, proactive construction observation will identify potential unforeseen issues at the start, allowing us to develop collaborative and cost-effective solutions quickly for the benefit of the project and the public.

## COST ESTIMATING TECHNIQUES

Consensus Planning uses unit prices for preparing construction cost estimates that have been established through previous constructed projects that we have designed. We are continually updating our data base of material unit prices based on current projects. We strive to detail all elements of a project to a high level to provide a basis for the most accurate cost estimate possible. Having recently bid several projects around the state we are confident that we have accurate pricing for many similar elements that would be included in this project. The process of value engineering a design is a final step used to bring a project into compliance with the budget. These measures ensure that we provide maximum project value for every budgeted dollar.



## Agreement and Insurance Certification

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

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

Project Name Landscape Architectural Consultants for Citywide On-Call Landscape Architectural Design  
for the Department of Parks and Recreation

Project Number 7404.00

Date 4/1/2020 Firm Name Consensus Planning, Inc.

Signature Chris Green

Title Vice-President

STATE OF NEW MEXICO )

) ss

COUNTY OF BERNALILLO )

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

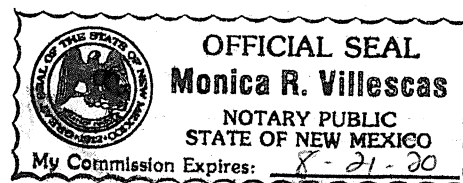
Chris Green

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

1st day of April, 20 20

Monica R. Villescas  
(Notary Public)

My commission expires: 8-21-20



# Pay Equity Reporting Form PE10-249

**Company name:** Consensus Planning, Inc.  
**Mailing address line 1:** 302 Eighth Street NW  
**Mailing address line 2:** 0  
**City, state, zip code:** Albuquerque, NM 87102  
**Phone:** (505) 764-9801  
**E-mail address:** cgreen@consensusplanning.com  
**FEIN number:** 85-0389353  
**EAN number:** 15-8395-1  
**SHARE vendor number:** 0  
**Reporting calendar year:** 2019

Job Category	No. Females	No. Males	Gap (Absolute %)
1 - Officers and Managers	1	2	2.65%
2 - Professionals	4	2	9.06%
3 - Technicians	0	0	N/A
4 - Sales Workers	0	0	N/A
5 - Office and Admin. Support	1	0	N/A
6 - Craft Workers (Skilled)	0	0	N/A
7 - Operatives (Semi-Skilled)	0	0	N/A
8 - Laborers (Unskilled)	0	0	N/A
9 - Service Workers	0	0	N/A

Total # Job Categories With No Employees	6
Total # Female Only Job Categories	1
Total # Male Only Job Categories	0
Total # Females (all categories)	6
Total # Full Time Females	5
Total # Part Time Females	1
Total # Males (all categories)	4
Total # Full Time Males	4
Total # Part Time Males	0
Total # Employees	10
Female % Workforce	60.00%
Male % Workforce	40.00%

**Document must be signed by the principal executive of the company:**

RFP# 7404.00

Chris Green, Vice-President

Name and title, printed



Signature

4/1/2020

Date





# groundworkstudio

► City-Wide On-Call Landscape  
Architectural Design for the  
Department of Parks and Recreation  
City of Albuquerque

PROJECT NO. 740400

April 1, 2020

groundworkstudio



April 1, 2020

CIP Selection Advisory Committee  
One Civic Plaza, 7<sup>th</sup> Floor  
Albuquerque/Bernalillo County Govt. Center, Albuquerque  
RE: City-Wide On-Call Landscape Architectural Design for the Department of Parks and Recreation

Dear Selection Advisory Committee:

We understand it is your goal to provide safe, inclusive and culturally vibrant recreational opportunities for Albuquerque through the design and care of your parks and recreational facilities. Our team provides unique expertise and in-depth knowledge of the most critical elements of this request, including the City's design standards and procedures, design and specifications for recreational equipment, safety and accessibility considerations, design for nature and adventure play, the 10 Minute Walk to Parks Campaign, and urban agriculture appropriate for public spaces. If selected, we will work to provide the Parks and Recreation Department and our communities with high quality parks that support and strengthen community identity and sense of place. We will achieve these goals through:

- ✓ **Our commitment to hands-on, interactive engagement.** Our process is based on the understanding that we all engage with the world through different learning styles and different modes of expression. We tailor our work to be inclusive and a transformational process for all involved. We believe in fun, experiential learning to engage participants of all backgrounds, ages and abilities in a way that allows us to all learn from each other.
- ✓ **A desire to collaborate and explore new ideas.** We approach planning and design as a transformative progression, in which process is just as important as the product. Each project is an opportunity to work with communities to build capacity for leadership and creative problem solving. Our team facilitates collaboration through an inclusive approach to idea sharing and targeted provision of technical assistance in response to identified needs.
- ✓ **An experienced team.** The Groundwork Studio team is made up of experienced, energetic and talented individuals who produce consistent, technically accurate work and high quality service. We bring the same passion and integrity to project management, scheduling and budgeting that we bring to design.

We understand that Albuquerque parks and recreational facilities are a source of community pride. These facilities are opportune testing grounds for the evolution of play, community, ecological responsibility and artistic expression. We envision a synergistic and joyful design process in creating safe, resilient, high performance and adaptable recreational environments. We greatly want to be part of your team.

Respectfully,  
Groundwork Studio by,



Amy Bell, Principal



# Table of Contents

City of Albuquerque:  
City-Wide On-Call Landscape Architectural Design  
for the Department of Parks and Recreation  
PROJECT NO. 740400

	Letter of Introduction. . . . .	i
<hr/>		
Response to Specifications		
SECTION I	General Information . . . . .	1
SECTION II	Project Team Members . . . . .	2
SECTION III	Respondent Experience. . . . .	7
SECTION IV	Technical Approach. . . . .	12
SECTION V	Cost Control . . . . .	15
	Agreement and Insurance Certification. . . . .	ii
	Resident Business Certificate . . . . .	iii
	Pay Equity Worksheet PE10-249 . . . . .	iv



# I | General Information



Medicinal Plants Walking Tour at  
Rio Fernando Park Planning Event



## GROUNDWORK STUDIO

LANDSCAPE ARCHITECTURE, URBAN  
DESIGN + PLANNING, PLACEMAKING

**Groundwork Studio is a division of**  
**FBT ARCHITECTS AIA LTD**

### FBT DATE OF INCEPTION:

January 2, 1973

### GWS DATE OF INCEPTION:

October 10, 2014

### NUMBER OF EMPLOYEES: 5

### CORPORATE OFFICE:

6501 Americas Pkwy NE, Ste. 350

Albuquerque, NM 87110

505.212.9126 phone

[www.groundworkstudionm.com](http://www.groundworkstudionm.com)

### PRINCIPAL OFFICERS:

Amy Bell, PLA, ASLA

Principal Landscape Architect

License: NM #LA475

[amy@groundworkstudionm.com](mailto:amy@groundworkstudionm.com)

Will Moses, PLA, ASLA

Principal Landscape Architect

License: NM #LA479

[will@groundworkstudionm.com](mailto:will@groundworkstudionm.com)

James Foty, AICP #31260

Senior Planner

[james@groundworkstudionm.com](mailto:james@groundworkstudionm.com)

### LANDSCAPE ARCHITECT:

Mike Pace, Associate ASLA

License: NM #LA597

### LANDSCAPE DESIGNER:

Bonnie Strange, Associate ASLA

## Our Vision and Business Philosophy

**Groundwork Studio provides landscape architecture, planning and creative placemaking services to communities across the Southwest.** We believe in helping our clients and partners develop a shared vision and clear path to implementation through community building, closely linking recreational access to civic engagement and resiliency.

In addition to our strong foundation in technically sound landscape architectural design, **we bring unparalleled skills and experience in the project types anticipated to be part of this contract, including nature discovery areas, food forests and interagency coordination** with partners like Albuquerque Public Schools (APS).

**WE TRANSFORM  
EXPERIENCE  
THROUGH THE  
POSSIBILITY  
OF PLACE.**

### **Creating opportunities for communities to thrive is at the heart of what we do.**

Groundwork Studio sees each project as a unique collaborative opportunity where listening to the client, place and design team generates creative and responsive design solutions. We are guided by the idea that when we improve our surroundings, we transform ourselves.

**We specialize in civic, recreational and educational environments and creative community engagement strategies, facilitating interconnection through participatory design and planning for all ages.** When we embed partnerships and action in the design and planning process, we go beyond successful project completion to setting new standards for project stewardship and inclusion.

**All professional services for the City of Albuquerque will be performed at the Albuquerque offices of Groundwork Studio and our subconsultants.**



Rendering of the Presbyterian Kaseman Community Garden, part of the International District Urban Agriculture Plan for Bernalillo County

## Project Team Members



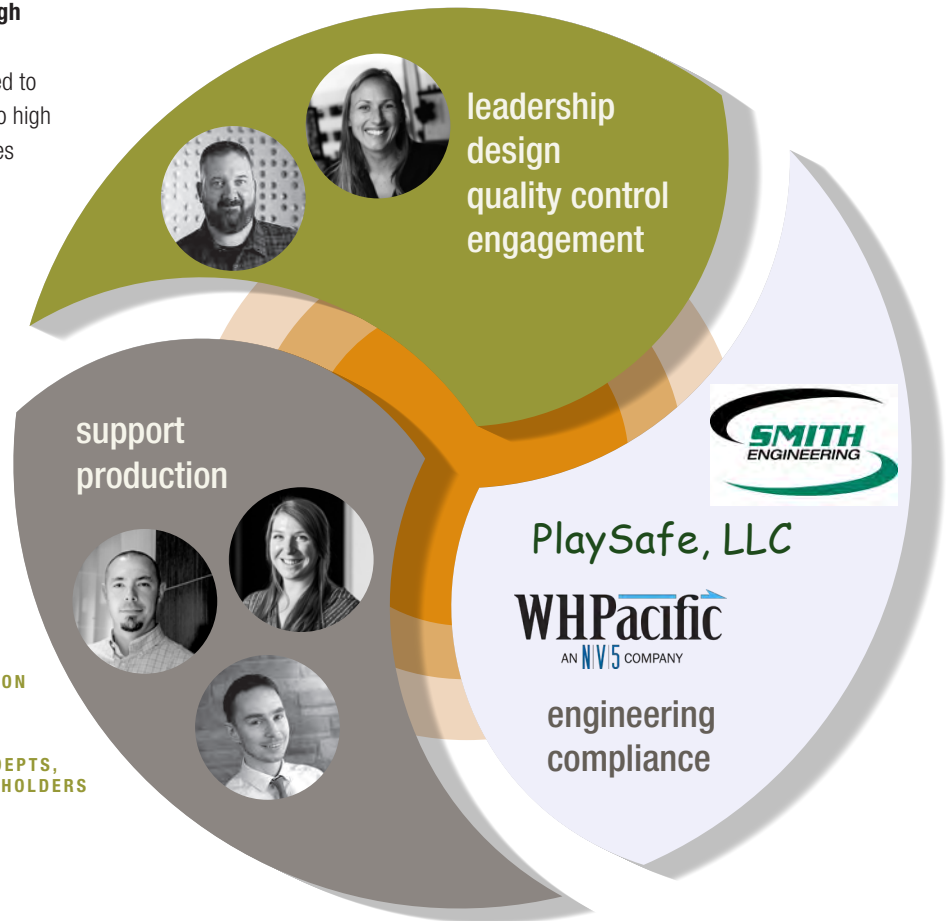
Nature Pop Up Playground,  
Randall Davey Audubon Center

## Organization Plan

**Our experienced team is prepared to mobilize our combined capabilities to provide the City with a high level of responsiveness and flexibility.** The City of Albuquerque Parks and Recreation Department is poised to provide its diverse communities with inclusive access to high quality, relevant and innovative recreational opportunities through the work completed by this on-call contract.

**Our project management approach grows outward from the goals of the communities in which we work.** More cyclical than top-down, this model, shown in the graphic at right, results in projects that are supported from within and stabilized by strong roots. Our team brings a wealth of experience in landscape architecture, recreational planning, engineering, creative placemaking and community building.

- ALBUQUERQUE COMMUNITY
- PARKS & RECREATION DEPARTMENT
- OTHER RELEVANT DEPTS, AGENCIES & STAKEHOLDERS



### MAIN POINT OF CONTACT

**Amy Bell will be Principal in Charge and your primary point of contact, providing overall management, design and coordination.** Groundwork Studio will take direction from the City of Albuquerque Parks and Recreation Dept., with input from key stakeholders (such as neighborhood associations, elected officials and partner agencies like APS, Bernalillo County, AMAFCA and/or ABCWUA), as appropriate.

### TEAM MEMBERS

**We have selected multiple subconsultants to provide the best suited experience and skills to address the range of projects this on-call contract may include.**

Smith Engineering will provide civil and structural engineering services. WHPacific will provide electrical, geotechnical and environmental engineering consultation and PlaySafe LLC will assist with safety evaluation and compliance for projects with a playground, fall surfacing, nature discovery and/or renovations that require inspection or audit.

**Our team has significant previous experience working together on the types of projects that will be included in this on-call contract.** All of our key personnel have direct experience collaborating on the projects we have listed to demonstrate our unique abilities.

## Groundwork Studio Team



**AMY BELL, PLA, ASLA**

**PRINCIPAL LANDSCAPE ARCHITECT**

**Role:** Principal In Charge

**Registration:** Professional Landscape Architect, NM #LA475; ISA Certified Arborist; ISA Tree Risk Assessment Qualified

**Education:** Master of Landscape Architecture, UNM; Bachelor of Arts in Environmental Studies and Geography, UC Santa Barbara

**Affiliations:** New Mexico Mainstreet (NMMS) Revitalization Specialist; Member, NM Complete Streets Leadership Team; Member, ASLA; Past President, NMASLA; Member, ISA; Community Member, NMRPA Board; Member, NM Urban Forest Council

**Experience:** As Groundwork Studio's founding principal, Amy has over thirteen years' experience in site and landscape design for recreational landscapes, play environments and creative placemaking in the Southwest. Amy's background in environmental education and current work with New Mexico MainStreet gives her unique understanding of collaborative strategies for community building through public space design and planning. Amy has managed numerous parks, recreation and public facility projects to successful completion, balancing strong technical skills and maintenance needs with creative problem solving and a love for the process.

**RELEVANT PROJECTS:**

- International District Urban Agriculture Plan; ABQ, NM
- ABQ BioPark Zoo Playground; ABQ, NM
- Rio Fernando Park; Taos, NM
- Audubon Center Nature Discovery Area; Santa Fe, NM
- Parkway Sommerville Learning Garden; Lubbock, TX
- Pine River Library Park Design-Build; Bayfield, CO
- Bayfield Parks, Open Space, Trails and Recreation Master Plan; Bayfield, CO
- Munson Sr. Center Outdoor Rec Area; Las Cruces, NM
- Gallinas River Park Trail; Las Vegas, NM
- Farmington Aerial Adventures Feasibility Study; Farmington, NM
- ADA Upgrades to Park Sites; Farmington, NM
- Lea County Veterans Memorial Park; Lovington, NM



**WILL MOSES, PLA, ASLA**

**PRINCIPAL LANDSCAPE ARCHITECT**

**Role:** Project Manager / Principal Landscape Architect

**Registration:** Professional Landscape Architect, NM #LA479; Certified Playground Safety Inspector #44031-0122

**Education:** Master of Landscape Architecture, UNM; Graduate Certificate in Historic Preservation and Regionalism, UNM; Bachelor of Arts in Anthropology, UNM

**Affiliations:** Member, ASLA; Past President, NMASLA

**Experience:** With thirteen years' experience practicing landscape architectural design, conducting project management and providing construction administration, Will offers a solid foundation for the team with a focus that balances excellent design with constructability. His clients are diverse, including larger municipalities, county, state and federal government, tribes, private companies, small towns and health care providers. He has successfully completed a diversity of projects including trails, parks, streetscapes, cultural landscape studies, playgrounds, schools, campuses, master plans and sports facilities.

**RELEVANT PROJECTS:**

- ABQ BioPark Elephant Barn; Albuquerque, NM
- Pine River Library Park Design-Build; Bayfield, CO
- Bayfield Parks, Open Space, Trails and Recreation Master Plan; Bayfield, CO
- Multiple Parks and Playgrounds; Pueblo of Laguna, NM
- Black Mesa Subdivision - Baseball and Softball Fields Master Plan; San Felipe Pueblo, NM
- River Corridor Conceptual Parks Design; Bayfield, CO
- UNM Johnson Center Expansion & Renovation; Albuquerque, NM
- Grindstone Lake Campground; Ruidoso, NM
- Lake Farmington Campground; Farmington, NM
- Goddard Middle School Irrigation Renovation; Littleton, CO
- Bisti Bay Outdoor Aquatics Center; Farmington, NM
- Highland Park Renovation; ABQ, NM\*
- Vilella Park Renovation; ABQ, NM\*
- Manzano Mesa Pickleball Courts; ABQ, NM\*
- Mary Fox Park; ABQ, NM\*

\*project completed with previous employer

"I AM CONTINUALLY STRUCK BY HOW GENEROUS GROUNDWORK STUDIO IS WITH THEIR SKILLS, KNOWLEDGE AND NETWORKS. THEY ARE A GREAT CONNECTOR OF IDEAS, PEOPLE AND PARTNERSHIPS."

- JENNIFER DANN,  
URBAN + COMMUNITY  
FORESTRY PROGRAM  
MANAGER, NM STATE  
FORESTRY



## Groundwork Studio Team



**MIKE PACE**

**LANDSCAPE ARCHITECT**

**Role:** Landscape Architect,  
Project Manager

**Registration:** Professional Landscape Architect, NM# LA597

**Education:** Dual Masters Degree (Architecture and Landscape Architecture), UNM; Bachelor of Arts in Architecture, Magna Cum Laude, University of New Mexico

**Experience:** Mike's seven years' experience as an Engineering Tech at the Bureau of Land Management combined with his background in the construction industry give him a proven ability to conceptualize, design and fully realize projects specific to client needs. In his four years with Groundwork Studio, Mike has worked on design and management planning for multiple public recreation facilities, trails, recreation shelters and irrigation systems. He is proficient in the relevant production software and provides valuable and responsive project management and coordination with a high level of technical accuracy.

**Relevant Projects:**

- International District Urban Agriculture Plan; ABQ, NM
- Bisti Bay Family Aquatics Center; Farmington, NM
- Pine River Library Park Design-Build; Bayfield, CO
- ADA Upgrades, Multiple Park Sites; Farmington, NM
- Audubon Nature Discovery Area; Santa Fe, NM
- Goddard MS Irrigation Renovation; Littleton, CO



**JAMES FOTY**

**SENIOR PLANNER**

**Role:** Planner, GIS mapping,  
website production

**Registration:** Certified Planner, AICP #31260

**Education:** Master of Community and Regional Planning, University of New Mexico; Bachelor of Science in Philosophy and Political Science, University of Oregon

**Affiliations:** Member at Large, APA-NM, Adjunct Faculty, University of New Mexico

**Experience:** James is a certified urban planner who has been actively involved in community development and planning projects across New Mexico, including comprehensive plans, redevelopment plans, housing assessments, economic development plans and many others. His primary specialties include GIS mapping, performing market studies, crafting economic development strategies, creating project websites and report writing and research. He has previously worked as a planner and research analyst at the Mid-Region Metropolitan Planning Organization and other local planning firms.

**Relevant Projects:**

- International District Urban Agriculture Plan; ABQ, NM
- Moon Mountain Recreation Master Plan; Ruidoso, NM
- Statewide Forestry Inventory + Mgmt Planning; NM
- Rio Fernando Park Master Plan; Taos, NM
- AHA/CABQ Complete Streets Outreach; ABQ, NM
- NMMS MRA Implementation Toolkit; NM



**BONNIE STRANGE**

**LANDSCAPE DESIGNER**

**Role:** Landscape Designer,  
Project Support

**Education:** Master of Landscape Architecture, UNM; Bachelor of Landscape Architecture SUNY Environmental Science and Forestry

**Affiliations:** Associate Member, ASLA; Member, Tau Sigma Delta Honor Society in Architecture and Allied Arts, Gamma Lambda Chapter

**Experience:** With five years' experience practicing landscape architectural design, Bonnie has worked with several communities on a wide range of projects in the Southwest. Upon entering the field, Bonnie worked in a design / build office where she cultivated her knowledge for producing constructible and resilient designs. Since that time, she has expanded her breadth of work to include streetscape design, public parks and parklets, educational facilities and tactical interpretive installations.

**Relevant Projects:**

- ABQ BioPark Zoo Playground; ABQ, NM
- Grindstone Lake Campground; Ruidoso, NM
- Rio Fernando Park Master Plan; Taos, NM
- ABQ BioPark Elephant Barn; ABQ, NM
- Parkway Sommerville Learning Garden; Lubbock, TX
- Audubon Nature Discovery Area; Santa Fe, NM

## Subconsultants



**SAM (BUTCH) DEFILLIPO**  
PLAYSAFE, LLC

**Role:** Play Environment  
Safety Compliance, Inventory  
and Audit

**Education:** Master of Recreation Administration, University of New Mexico

**Experience:** Butch has 35+ years of experience in the parks and recreation field. He holds both a BA and MA degree in Parks and Recreation Administration. He has qualified for the following certifications: NRPA Certified Playground Safety Inspector (CPSI), National Recreation and Parks Association Certified Parks and Recreation Professional (CPRP), Stranco Public Pool Operator Certification, TRIAX 2000/2010 Surface Impact Tester (ASTM F1292/F3312compliant) and a NPCAI Recreation Installation Specialist. He serves as a legal expert witness, an advisor to numerous national organizations and committees, a consultant to hundreds of government agencies, non-profit organizations and to the private sector. **His experience advising on ‘out of the box’ nature discovery environments across the country makes him a unique and very valuable team member.**

**Relevant Projects:**

- San Antonio Botanical Garden Family Adventure; TX
  - Audubon Center Nature Discovery Area; NM\*
  - US Army National Museum Discovery Playground; VA
  - San Diego Zoo; CA
  - Carpenter Park; NY
  - Kingsbury Commons; TX
- \*completed with Groundwork Studio



**Role:** Civil and Structural  
Engineering

**Experience:** Smith's mission is to engineer infrastructure in our communities with long-term solutions. They strive to serve our communities with high quality, creative and effective engineering designs. They do this through collaboration with their staff and clients while staying true to their core values. Smith Engineering has been working continually with the City of Albuquerque (CABQ) since Smith was founded in 1989. They currently have a Hydraulics and Hydrology and Storm Drainage Work On-call Engineering Services contract with the CABQ and also have individual projects with the CABQ as their client. They are very familiar with all of the CABQ requirements and standards as they comply with them on a weekly basis.

- Marble Arno Pond; ABQ, NM\*
  - ABQ BioPark Elephant Barn; ABQ, NM\*
  - Bear Canyon Arroyo Bank Stabilization; ABQ, NM
  - North Domingo Baca Park; ABQ, NM
  - McKnight Ave. Storm Drain Improvements; ABQ, NM
  - Youth Sports Complex; Carlsbad, NM
- \*completed with Groundwork Studio



**Role:** Electrical, Geotechnical and Environmental Engineering

**Experience:** Located just upstairs from Groundwork Studio, WHPacific has been a strong team partner for many of our parks and recreational projects and for several projects with the City of Albuquerque. WHPacific is the evolution of a 75-year legacy of providing in-house expertise in land development, transportation, utility, stormwater engineering, survey and mapping, environmental documentation, construction inspection/management and architectural services. Their acquisition by NV5 strengthens their environmental capabilities and provides geotechnical engineering services.

- Laguna Parks and Playgrounds; Laguna Pueblo, NM\*
  - Black Mesa Ball Fields; San Felipe Pueblo, NM\*
  - Grindstone Lake Campground; Ruidoso, NM\*
  - Lake Farmington Campground; Farmington, NM\*
  - Santa Ana Wellness Center; Santa Ana Pueblo, NM
  - Four Hills Multi-Use Trail; ABQ, NM
- \*completed with Groundwork Studio



**OUR TEAM HAS MORE THAN THE NECESSARY TECHNICAL SKILLS; WE BRING UNIQUE VALUE-ADDED EXPERIENCE FOR SPECIALTY PROJECTS**

## Unique Knowledge of Key Team Members

### REALISTIC URBAN AGRICULTURE

**We understand that the projects anticipated to be part of this on-call contract may include various kinds of urban agriculture.** Due to our recent work on the International District Urban Agriculture Plan, as well as work on edible and agricultural landscapes in other parts of the state, we are uniquely suited to assist the City with pragmatic design and maintenance planning for long-term, successful integration of urban agriculture into City parks.

**Often, fruit trees and edible landscapes are presented as a great opportunity to provide fresh local food within public parks and open space.** The reality is that most municipal park maintenance crews do not have the training or the capacity to provide the specialized maintenance required for these types of landscapes. Designing for food forests or other types of edible landscaping in public spaces requires strategic partnership building and planning for *programming* that will support the ongoing cycle of planting, maintenance and education required to sustain these efforts while maximizing their benefit to the community. We have successfully assisted other clients with this process and look forward to working with you to find solutions that are best for Albuquerque.

### NATURE DISCOVERY AND ADVENTURE PLAY

**The benefits of free play, particularly in a natural environment are well-documented.** Our work celebrates play as an essential component of daily life. The Groundwork Studio team specializes in planning and design for play environments that inspire stewardship through environmental interactions. This includes leadership of several “pop up playgrounds” in Albuquerque, Santa Fe, Taos and Bayfield, CO, to enrich the community engagement process and

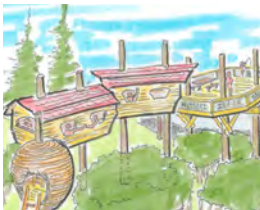
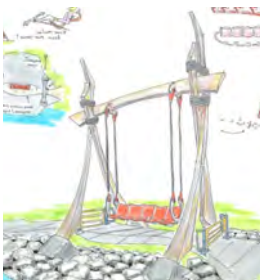
facilitate participatory design. **We are the only landscape design firm in the state with this kind of expertise.**

**Additionally, we have unmatched experience designing for custom nature play to support inclusive and interactive learning.** As part of the Farmington Aerial Adventures Market Feasibility Study, we designed an interactive nature play loop for all ages, with custom climbing structures, group activities and interpretation of the Animas River ecosystem. We are also working with Audubon New Mexico at their Randall Davey Center to design a one-of-a-kind Nature Discovery Area. For both of these projects, we are applying our Certified Playground Safety Inspector training and are consulting with PlaySafe LLC to be sure that while they are “out of the box,” these play environments are safe and in compliance with all ADA, ASTM and CPSC requirements.

### COMMUNITY BUILDING + CREATIVE PLACEMAKING

**We believe the most sustainable and authentic solutions grow from people and place - and the design process is as valuable as the finished product.** We carefully tailor engagement activities so all stakeholders, regardless of age, physical ability, or economic situation have a chance to participate in meaningful dialogue and see the results of their contribution. Sometimes this can be a pop-up playground, to attract families - other times, it can be an interpretive medicinal plant walking tour or painting a sidewalk. We work diligently to ensure that the input received is interpreted into responsive design solutions that allow community members to actively participate in the implementation and realization of their vision.

**Our intensive community engagement process is tailored to build partnerships that increase community capacity by engaging local businesses, organizations and volunteers to provide important assistance in caring for public parks and open space.** This is evident in projects like the International District Urban Agriculture Plan, where partnerships have been forged to support community-based agriculture efforts directly benefiting at-risk populations, and at Rio Fernando Park, where local youth restored the Vigil y Romo acequia. Rye irrigated by the restored acequia is now being used at a local bakery to make bread. In addition, as the Urban Design Revitalization Specialist for New Mexico MainStreet (NMMS), our team currently provides design and technical assistance for New Mexico's 30 Affiliated Main Street communities, building partnerships and community capacity to implement projects that are rooted in place and directly benefit the local economy.



Nature and Adventure Play “Loop” at Berg Park along the Animas River in Farmington, NM. Completed as part of the Aerial Adventures Market Feasibility Study

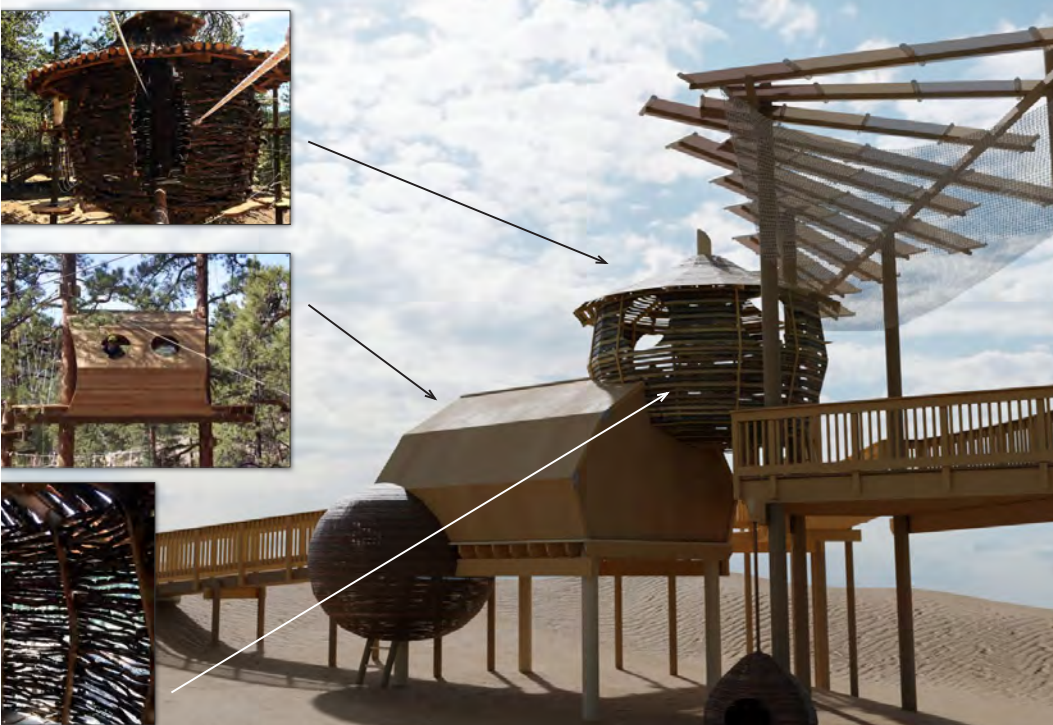


## ||| | Respondent Experience



Food Justice Interns at Le Jardin Verde Community Garden,  
part of the International District Urban Agriculture Plan





## NATURE DISCOVERY

# Randall Davey Audubon Center Nature Discovery Area

### LOCATION

Santa Fe, NM

### CLIENT CONTACT

Carl Beal, Center Manager  
Randall Davey Audubon Center  
505.983.4609 x30  
carl.beal@audubon.org

### YEAR

2018-present

### CONSTRUCTION COST

\$450,000

### KEY PERSONNEL

Amy Bell  
Will Moses  
Bonnie Strange  
Butch DeFillipo

**This project will create an exciting new nature play and interpretive outdoor education destination for Santa Fe.** In concert with Audubon New Mexico's goal to connect people with our environments, the Nature Discovery Area (NDA) will provide a unique interactive play space that will also serve as an outdoor classroom. Major features of the Discovery Area include a treehouse overlook structure, ephemeral water feature, large and small "loose parts" play opportunities, interpretive wildlife blinds and integration of locally produced interactive artwork.

**The design process for this project has been just as important as the product.** Groundwork Studio prepared unique "Weave Your Path" animal movement stations to engage center visitors in a conversation about how the animals that frequent the center (birds, lizards, bees, deer and bear) move through space - and how this might be re-interpreted in the NDA. The Center held Santa Fe's first nature pop up playground in May of 2018 to engage

families in conversation about the project. The pop up playground demonstrated the exciting opportunity that free play provides in building our curiosity and connection to the natural environment and each other. Groundwork Studio also developed a physical 3D model with moveable parts to further involve project stakeholders and community in the design process. Because of this extensive engagement process, Audubon New Mexico was able to fundraise a critical additional \$150,000 above the original budget to support the first phase of the project.

**We are currently working with the center and the construction contractor to provide construction administration for the treehouse and Phase I site improvements this spring and summer.** In collaboration with PlaySafe, LLC, all elements of the NDA will be documented and in compliance with the applicable ADA, ASTM and CPSC requirements.





## URBAN AGRICULTURE & INTERAGENCY PARTNERSHIPS

# International District Urban Agriculture Plan

### LOCATION

Albuquerque, NM

### CLIENT CONTACT

George Schroeder, Manager  
Senior and Social Services  
Bernalillo County  
505.314.0326  
gschroeder@bernco.gov

### YEAR

2019

### CONSTRUCTION COST

N/A

### KEY PERSONNEL

Amy Bell  
Mike Pace  
James Foty

**In partnership with Bernalillo County, the International District Healthy Communities Coalition and several other public and private stakeholder groups, Groundwork Studio developed a plan to create a sustainable framework for urban agriculture in Albuquerque's most diverse urban neighborhood.**

Through comprehensive inventory, asset mapping, creative community engagement and design of nine different representative urban agriculture sites, the project team developed a clear roadmap for supporting a diverse range of urban agriculture efforts.

Project partners included the City of Albuquerque (CABQ), Albuquerque Public Schools (APS), Presbyterian Health Services, First Nations Community Healthsource, SWOP's Project Feed the Hood, Jardin Verde Community Garden, MRCOG, the Bernalillo County Community Health Council, East Central Ministries, the Jerry Cline Neighborhood Association and many others.

**Coordination included work with CABQ Parks and Recreation Dept. on Phil Chacon and Wilson MS Parks as well as work with Family and Community Services on the design for garden expansion at Loma Linda Community Center and the Ilsa and Rey Garduno Agroecology Center.** The interactive maps created for this project also gave the CABQ Parks and Recreation Dept. data for a TPL/NRPA "10 min walk to parks" campaign grant application.

**We worked closely with APS faculty and staff on the design of "Falcon Farm" at Van Buren Middle School.**

Our team collaborated with the APS Garden Specialist to gain community input during the annual "Garden Crawl" and to align garden design "toolkit" guidelines. To ensure a seamless transition to plan implementation, the County has created a contract position to facilitate ongoing meetings for the steering committee, with the **project website - [www.bccurbanag.com](http://www.bccurbanag.com) as the primary networking tool and community resource.**



## Additional Relevant Project Experience

The following projects demonstrate our capabilities, experience and expertise applicable to potential projects within this on-call contract.



### TAOS LAND TRUST

## Rio Fernando Park Master Plan

**Groundwork Studio worked with the Taos Land Trust and dozens of multi-disciplinary partners to develop this award-winning master plan, closely connecting community engagement methods with design and implementation.** The Rio Fernando property represents a valuable intersection of natural riparian habitat and traditional agricultural lands. The hands-on planning process and design provides opportunities for demonstrating traditional agricultural and modern permaculture practices alongside recreation, preservation and interpretation associated with the property's restored acequia and watershed.

**REFERENCE:** Kristina Orteiz, Executive Director, 575.770.7792  
**COST:** \$5M over 5 phases/ 15years

**YEAR:** 2018

**KEY PERSONNEL:** Amy Bell, Bonnie Strange, James Foty



### TOWN OF BAYFIELD

## Pine River Library Park

**Groundwork Studio worked with the Pine River Library and the Town of Bayfield to design-build a new park that now serves as a multi-generational community center.** The project was initiated by the Pine River Library in direct response to middle school students overusing the library grounds after school. It was funded through a combination of sources including GOCO and CHF grants. Community engagement included presenting a 3D physical model and presentation boards for community voting and a Pop-Up Playground as a joint event to celebrate the groundbreaking and evoke comment on the Bayfield Parks, Open Space, Trails and Recreation Master Plan (also completed by Groundwork Studio).

**REFERENCE:** Shelley Walchak, Library Director, 970.884.2222 x511  
**COST:** \$430,000

**YEAR:** 2018

**KEY PERSONNEL:** Amy Bell, Will Moses, Mike Pace, Bonnie Strange



### GUADALUPE-PARKWAY SOMMERVILLE CENTERS

## Parkway Learning Garden

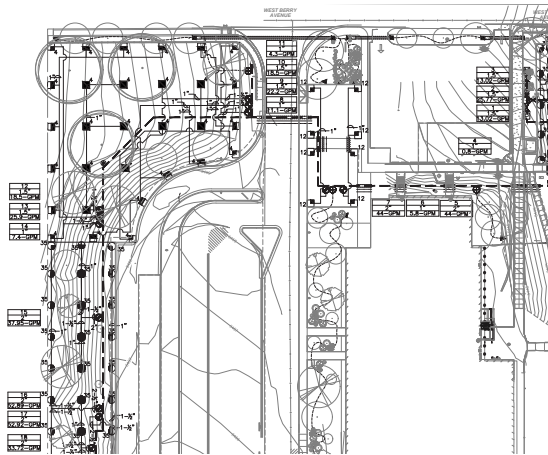
**Groundwork Studio worked with the nonprofit Parkway Somerville Center to develop a CDBG grant application based on Urban Tech's master plan for the center's renovation and completed subsequent construction documents for two phases.** This project demonstrates our ability to directly address community need through design. The Learning Garden provides students with the opportunity to engage in creative activities and interact with natural material, plants and agricultural methods. Phase 2 added an inclusive playground, water play and field the subsequent year.

**REFERENCE:** Dela Esqueda, Director  
806.763.3963  
**COST:** \$500,000 (Ph1 and 2)

**YEAR:** 2017 (Ph1) 2018 (Ph 2)

**KEY PERSONNEL:** Amy Bell, Bonnie Strange

## Additional Relevant Project Experience



### LITTLETON PUBLIC SCHOOLS

## Goddard MS Irrigation Renovation

**Groundwork Studio designed a campus-wide (8.5 acre) turf irrigation renovation for this middle school in Littleton, CO.** The scope included replacement of the existing irrigation system, including updating it to a two-wire system on a smart controller (Rain Bird ESP-LXD), irrigation of a sports field, targeted site design to reduce irrigation runoff on a site with significant topographic change. Coordination with multiple consultants on a re-design of the bus and parent pick-up/drop-off area was required to increase efficiency of traffic flow.

**REFERENCE:** Greg Martin, Jacobs Engineering Group, 720.660.3913  
**COST:** \$250,000

**YEAR:** 2020

**KEY PERSONNEL:** Will Moses, Mike Pace



### CITY OF LAS VEGAS / HERMIT'S PEAK WATERSHED ALLIANCE

## Gallinas River Park Trail

**Groundwork Studio was the local Resource Team Member for the three day Citizens' Institute on Rural Design (CIRD) workshop which included visioning activities, community-led symposium, prioritization planning and a 'design blitz' for master plan development for the Gallinas River Park in Las Vegas, NM.** The Master Plan addresses trail and park design along approximately 1.5 miles of the Gallinas River from Mills Ave. south to Grand Ave. Key design components include ecologically sensitive river access, riparian habitat restoration, interactive play opportunities, community gathering space, interpretive signage, accessibility improvements and lighting.

**REFERENCE:** Elizabeth Juarros, Ph.D., HPWA, 505.492.557  
**COST:** \$1.25M estimated for all phases

**YEAR:** 2018 and 2020

**KEY PERSONNEL:** Amy Bell, Mike Pace



### VILLAGE OF RUIDOSO

## Grindstone Lake Campground

**Groundwork Studio worked with the Village of Ruidoso Parks and Recreation Dept. to provide design, bidding and construction administration services for a new campground at Grindstone Lake.** The design includes 21 camp sites for both tents and RVs, site furnishings, parking, a network of natural surface trails, a prefabricated restroom facility and signage. The camp sites were located with careful consideration of microtopographic conditions and along topographic corridors that would allow for a relatively gentle slope on the connecting trail network.

**REFERENCE:** Rodney Griego, Director  
575.257.5030  
**COST:** \$300,000

**YEAR:** 2019

**KEY PERSONNEL:** Will Moses, Bonnie Strange



## Additional Relevant Project Experience



CITY OF LAS CRUCES

### Munson Sr. Ctr. Outdoor Rec. Area

**The Las Cruces Parks and Recreation Department likes to call this project their “Senior Playground.”** Upgrading an unused acre behind the Munson Senior Center and Heske Garden, this new amenity provides adult exercise equipment, a 1/12 mile prescription trail, shade, seating, pollinator garden, fruit trees and passive water harvesting. Seniors at the Center voted on their favorite exercise equipment and plants, which helped Groundwork Studio finalize the design.

**REFERENCE:** Cathy Mathews, City of Las Cruces, 575.541.2592  
**COST:** \$120,000

**YEAR:** 2016

**KEY PERSONNEL:** Amy Bell, Mike Pace



CITY OF FARMINGTON

### Bisti Bay Aquatics Center

**Groundwork Studio assisted FBT Architects and the Farmington Parks, Recreation and Cultural Affairs Dept. in the development of a master plan, feasibility study and construction documents for the renovation of Brookside Park Pool.** The new face of this historically important community facility has the potential to become an attraction for neighboring communities and a tourist destination. The project is themed on the natural and outdoor recreation resources of the Four Corners area and includes two phases with waterslides, lap pools, a lazy river, water play structure, site improvements for ADA accessibility, shaded poolside seating areas and bathhouse renovation.

**REFERENCE:** Shana Reeves, PRCA Director  
**COST:** \$5M

**YEAR:** 2019

**KEY PERSONNEL:** Amy Bell, Will Moses, Mike Pace



CITY OF ALBUQUERQUE

### Previous CABQ Experience

**While with a previous employer, Amy Bell and Will Moses managed over 30 projects with the City of Albuquerque Parks and Recreation, DMD and Family and Community Services, many of them through an on-call contract.** Following is a list of those projects from the last 5 years, as well as subsequent CABQ work performed by Groundwork Studio, to demonstrate our familiarity with City standards and procedures.

- Manzano Mesa Pickleball Courts\*
- Villela Park Renovation\*
- Highland Park Renovation\*
- Mary Fox Park Renovation\*
- Paseo/I-25 Interchange\*
- 9-11 Memorial Replacement (shown at left)
- James Dwyer Police Substation Irrigation Renovation
- BioPark Zoo Elephant Enclosure
- BioPark Zoo Playground
- Marble Arno Pond
- 6th Area Command Renovations

\*with previous employer



## iv | Technical Approach

Musical instruments and fruit trees at Parkway Sommerville Center







Albuquerque BioPark Playground

## Understanding of Scope

**The diverse project types presented within this on-call contract are a delightful prospect for our team.** We relish the technical challenge of an irrigation renovation, accessibility upgrade or playground replacement and the creative challenge of master planning through construction administration. The diagram at right represents our understanding of the on-call project spectrum and the special opportunities each affords in the development and evolution of exemplary design. We understand that much of the work may be renovation and/or targeted additions to existing facilities, but that there are also plans to pilot and integrate urban agriculture and nature play into Albuquerque's parks and open space. We also understand that some projects will likely include coordination with other agency partners, particularly APS, to improve access to existing facilities and in the creation of shared use facilities.

**Our past experience with community centers, playgrounds, landscaping, ball fields, courts, trails, dog parks and community open space makes us well-prepared for this wide-ranging menu.** We know the level of detail required to make the most out of a project whether it be a master plan, GIS mapping or construction documents. Our team composition allows us to build the best lineup to tackle any project on the size, scale and scope continuum available within this contract. Our approach to performance of services will vary depending on the project size and scope, but the following narrative describes our general approach.

## Approach to Services

### PLANTING THE SEED

**The emergence of a new project is exciting and full of potential – careful attention to detail is absolutely critical in defining project scope, setting project schedule and outlining a path to ensure adherence to budget.** Like planning a new garden from a seed catalog, our approach is to balance the joy of possibility with practical limitations. At the beginning of each work order, the Groundwork Studio team will meet with Parks and Recreation staff, in the office and on site, to review project parameters, goals and objectives. Existing project information and gaps will be identified so that work order approval and initiation of any additional data collection (such as survey or geotechnical investigation) is completed in a timely fashion.

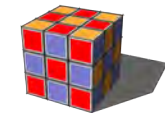
**Regardless of project size and scope, detailed existing conditions analysis is a critical component of project cost control** – a clear understanding of site conditions and constraints is the basis for developing accurate construction documents. Our analysis goes beyond evaluation of physical characteristics - we pay close attention to use patterns, community characteristics and the larger context of the project within the neighborhood and community. We will consult with the Parks and Recreation Dept. Project Manager to identify key project stakeholders, the appropriate level of community outreach and/or other agency coordination and build corresponding time in the schedule to accommodate these needs.

### ON CALL EXPERIENCE:

- CABQ Architectural services (with FBT)
- CABQ BioPark Zoo\* (with Cherry See Reames)
- Bernalillo County Parks and Recreation
- NM State Parks Division Planning
- NM State Parks Division Landscape Architecture
- New Mexico MainStreet
- University of New Mexico (with FBT)
- NM State Facilities Management Dept. (with FBT)



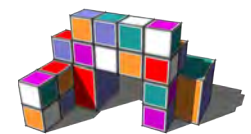
Some projects are simple.



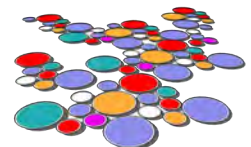
Often, a little shifting within defined boundaries is required to meet changing needs.



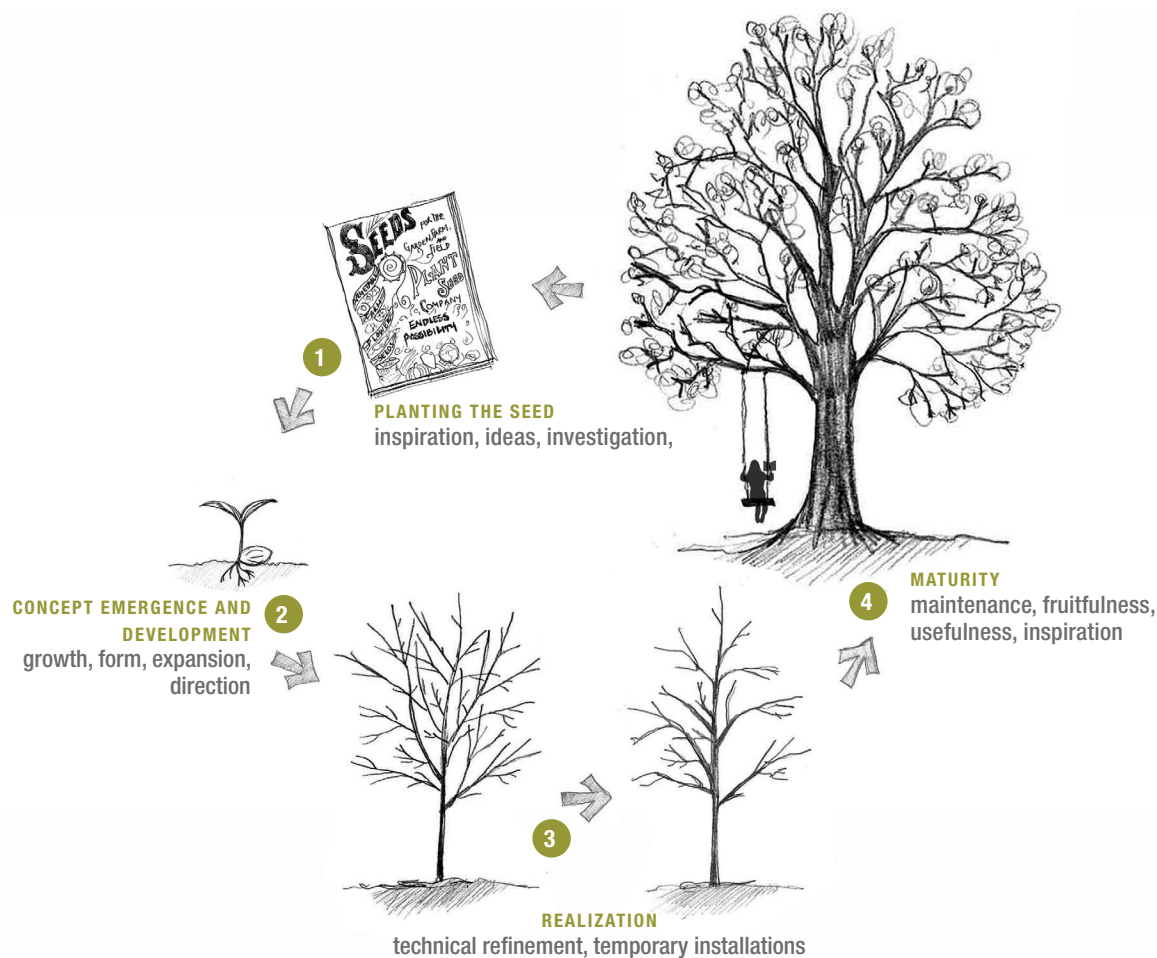
Certain conditions may allow us to test an alternative method or material.



Occasionally we have the opportunity to blend innovation with tested building blocks to generate something outside the box.



This progression periodically creates an opportunity for groundbreaking discovery and completely unique projects, redefining standards for public parks and recreation programming.



#### CONCEPT EMERGENCE AND DEVELOPMENT

Based on insights gained in project kick off activities, Groundwork Studio will develop “inspiration images,” sketch quality diagrams and concepts to present potential design options and facilitate design development dialogue with the Parks and Recreation Dept. Project Manager. The Groundwork Studio team will refine concepts and options based on this discussion, preparing schematic level graphics including plan, section, perspective drawings, proposed materials boards and corresponding cost estimations. This information will be tailored for use in neighborhood meetings and/or presentations to City Councilors—with interactive engagement activities as appropriate. After these reviews, our team will incorporate comments and ideas, preparing a final schematic design and cost estimate.

#### REALIZATION – CONSTRUCTION DOCUMENTS

Upon approval of the schematic design, the Groundwork Studio team will transition the schematic graphics to technically sound construction documents. Depending on the project scope and schedule, construction documents are typically provided at three stages: 65%, 95% and 100%. Each submittal will include technical drawings, specifications and an opinion of probable cost. Our approach is to provide

as much fundamental information as possible at the early stages of construction documentation so the Parks and Recreation Project Manager, Parks Maintenance and other reviewing parties have ample time to review and provide meaningful feedback. We use submittal levels to allow for flexibility, maximizing our efficiency by including the right detail at the right time. If the project is to be bid, the drawings will be accompanied by technical specifications and a project manual.

#### BIDDING OR ESTIMATING

**We understand that the City may opt to have your crews or an on-call contractor provide construction services instead of bidding the project.** Our team is prepared to assist you with both methods. We will provide all standard bidding phase services including a pre bid conference, provision of clarification on the contract documents in the form of Addenda, attendance at the bid opening, preparation of a bid tabulation and preparation of the recommendation of award letter. If the City decides to build the project in-house or through your on-call contractor, we will assist in the estimating process and will be available to answer questions as they arise.



## APPROACHING MATURITY – CONSTRUCTION ADMINISTRATION AND OBSERVATION

**Watching a design take real physical form is incredibly rewarding.** Our team strongly believes that well organized construction administration and careful, detail oriented observation is central to project quality control, cost control and successful design intent fruition. We will provide the City with all the necessary support, including product submittal review, pay application review, site observation and documentation, field change sketch preparation, change order review and final completion review. Upon construction completion, we will prepare Record Drawings to document built conditions.

## MONITORING AND MAINTENANCE

**Beyond the 11 month warranty review, ongoing evaluation of constructed projects is important quality control for future projects.** Our on-call capacity will allow us to work with you to provide post-occupancy evaluation and real-time application of lessons learned. In our work with NMMS, we work with MainStreet communities to develop performance metrics for all their projects to document and share measured ways to improve future projects.

## SPECIALIZED PROBLEM SOLVING

**With diverse on-call project types come a broad range of challenges.** Our team brings exceptional expertise in the various layers of recreational facility and public space design, but we are also actively learning about new methods and materials to produce better outcomes. Our problem solving approach is enriched by an ongoing self-evaluation process allowing us to recognize and test new pathways, resources and connections. Our team holds regular meetings in which we evaluate our previous performance on projects and discuss opportunities to do things differently to improve the efficiency and quality of our work.

**Further, we access extraordinary strength in partnerships.** Our relationship building approach leverages resources to provide community-based problem solving and sustainable solutions. Examples of how partnerships make projects succeed in the long term include our work with the International District Urban Agriculture Plan, Rio Fernando Park, Parkway Sommerville Center and the Pine River Library Park (to name a few). Each of these projects included engaging numerous stakeholders across public and private sectors, with participants of all ages. The majority of the work we do with MainStreet communities is about building

partnerships to bolster community capacity for projects of all sizes. **We clearly see that these partners are continuing to play a significant role in the sustainability and success of the project.** The relationships created through each of these projects creates an invaluable network of resources that is available to assist with developing solutions on an ongoing basis.

**For example, we recently built on partnerships created through a project with the American Heart Association (AHA) to provide direct support and benefit for Together for Brothers' (T4B) Making Connections in the International District project.** In 2019, we assisted the AHA, in coordination with the Mid Region Council of Governments (MRCOG) with mapping and visualizations to support their advocacy of updates to the City of Albuquerque's Complete Streets Ordinance. Through this work, we were then able to request support from both MRCOG and AHA to provide funds and advocacy training for the T4B Bicycle and Resource Promotion project, part of their larger Making Connections effort. This support allowed more than 15 youth partners to learn advocacy methods and meet with legislators at the Roundhouse on Transit Equity Day.

**This specialized approach will be central to our ability to assist with projects with inter-agency coordination, such as shared use facilities with APS.** Our team creates an environment in which partners are comfortable contributing what they can - eliminating duplication of effort and creating projects with diverse perspective and multi-layered support.

T4B Youth Partners at the Capital Building for Transit Equity Day 2020





# v | Cost Control





## Cost Control

**No matter how cool our design ideas are, they don't reach their potential if they can't be built and maintained within budget boundaries.** Up front and long term cost control is our design imperative. We bring the same enthusiasm and care to it that we bring to design.

### DESIGN COST CONTROL

**Our project team is built to maximize each team member's experience and skills to their full potential.**

Efficiency in design fees benefits the project and the public, allowing the maximum amount of resources to go toward project implementation.

**We tailor our deliverables to the specific requirements of each project.** Sometimes a quick sketch or diagram can communicate enough information to move forward with a concept or detail. Other times, public involvement necessitates more robust graphics that fully communicate design concept and materials options in ways that are accessible to different learning styles.

**Schedule control is another effective cost control tool and depends on an organized and well-documented owner/user review and decision making process.** We will adhere to a mutually agreed upon schedule, with clear expectations and deadlines.

**An integral part of our collaborative design process is clear communication.** This includes well organized design process documentation including the project program document, schedule, cost estimates and meeting notes. Our project files will be accessible in a secure cloud folder, shared among the design team and the City to allow for real time coordination and transparency in process. We know we can be at our most responsive if we have a clear picture of project history, scope and deadlines.

### CONSTRUCTION COST CONTROL

**Complete, accurate and constructible plan sets are the cornerstone of controlling construction costs.** Multiple plan reviews provide invaluable checks and balances to ensure details are not overlooked. We also know that no matter how thorough a plan set is sometimes things come up during construction that could not be anticipated during design. If this happens, we will work with you and the contractor to identify the problem, present options and develop a solution that is cost and time effective.

### COST ESTIMATING TECHNIQUES

**Costs estimating begins at the start of the project.**

We will compare to original City/master plan estimates, refining numbers and prices as the project progresses and more details become available. Large ticket items will be highlighted early in the process allowing us to monitor even small changes and ensure compliance with budget boundaries and identify needs for phasing or bid alternates.

**Working with the Parks and Recreation Project Manager we will identify how the project is to be constructed** and if it will be built by city crews or the on-call contractor using on-call pricing to estimate the project as much as possible. If the project is to be bid, we will use recent bid numbers, combined with double checks through manufacturer pricing, current market materials costs and conversations with local landscape construction contractors as needed.

**A growing body of research shows that stewardship strengthens community resiliency, improving cost efficiency for long term maintenance and future projects.** Actively involving community in site analysis, design and maintenance presents an incredible opportunity for Albuquerque. Our team's experience with stewardship building activities such as NeighborWoods program, pop up playgrounds, the International District Urban Agriculture Plan and in our MainStreet communities makes us an ideal partner to plan for the integration of park stewardship.

### COST CONTROL ON PREVIOUS PROJECTS

The examples below demonstrate our team's estimating and cost control abilities on projects bid in the last two years. All change orders were owner requested. A significant portion of our recent larger work (i.e. projects over \$300,000) is done either through the design-build or CMAR format. Working closely with contractors in this process has given us further insight on construction costs and high-value, efficient design.

Project Name	Bid Date	Bids	Awarded Bid	Change Orders	Final Estimate
Sequoyah Treatment Center	5/2018	3	\$62,1520	\$2,928	\$68,267
Grindstone Lake Campground	11/2018	6	\$269,617	(-)\$6,094	\$291,654
Rio Communities City Hall	10/2018	2	\$284,480	\$0.00	\$314,275

**"GROUNDWORK STUDIO APPROACHES PROJECTS WITH A CREATIVE VISION AND A FAST UNDERSTANDING OF THE PARAMETERS. THEY APPLY THEIR EXPERIENCE TO PRODUCE EXCELLENT CONSTRUCTION DOCUMENTS RESULTING IN BEAUTIFUL AND FUNCTIONAL LANDSCAPES, ALWAYS WITHIN BUDGET AND ON SCHEDULE."**

- SUZANNE MORTIER  
RLA, ASLA  
UNM LANDSCAPE  
ARCHITECT (RETIRED)

## Agreement and Insurance Certification

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

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

Project Name Citywide On-call Landscape Architectural Design

Project Number 740400

Date 3/16/20 Firm Name GROUNDWORK STUDIO

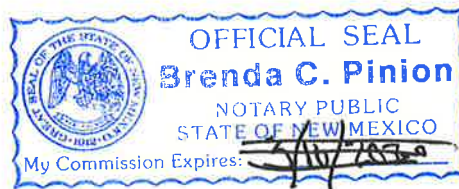
Signature [Signature]

Title Principal Landscape Architect

STATE OF NEW MEXICO )

) ss

COUNTY OF BERNALILLO )



6/9/2021  
BCP

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

Amanda Bell

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

16<sup>th</sup> day of March, 20 20

[Signature]  
(Notary Public)

My commission expires: 6/9/2021

# STATE OF NEW MEXICO

TAXATION AND REVENUE DEPARTMENT

## RESIDENT BUSINESS CERTIFICATE

Issued to: FANNING/BARD/TATUM ARCHITECTS AIA,  
LTD

DBA: FBT ARCHITECTS  
6501 AMERICAS PKWY NE STE 300  
ALBUQUERQUE, NM 87110-8190

Expires: 15-Feb-2021

Certificate Number:

**L1319328560**



*John Monforte, Acting Cabinet Secretary*

THIS CERTIFICATE IS NOT TRANSFERABLE



# Pay Equity Reporting Form PE10-249

## Company name:

Mailing address line 1:

Mailing address line 2:

City, state, zip code:

Phone:

E-mail address:

FEIN number:

EAN number:

SHARE vendor number:

Fanning Bard Tatum Architects, AIA Ltd. DBA Groundwork Studio
One Park Square
6501 Americas Parkway NE, Suite 300
Albuquerque NM 87110
505-883-5200
<a href="mailto:bcp@fbtarch.com">bcp@fbtarch.com</a>
85-0388883
0
0

Job Category	No. Females	No. Males	Gap (Absolute %)
1 - Officers and Managers	6	10	60.11%
2 - Professionals	4	4	3.25%
3 - Technicians	6	7	2.83%
4 - Sales Workers	0	0	N/A
5 - Office and Admin. Support	2	2	31.14%
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

Total # Job Categories With No Employees

Total # Female Only Job Categories

Total # Male Only Job Categories

Total # Females (all categories)

Total # Full Time Females

Total # Part Time Females

Total # Males (all categories)

Total # Full Time Males

Total # Part Time Males

Total # Employees

Female % Workforce

Male % Workforce

Calculated Weighted Average Gap

Submit only this worksheet

Document must be signed by the principal executive of the company: ITB #: \_\_\_\_\_ RFP# \_\_\_\_\_ PO# \_\_\_\_\_

Signature certifies that all employees working in New Mexico are included, the data is for the current calendar year, and any challenges to your information may require you to get third party verification at your own expense.

*Arthur R. Tatum, President* *Arthur R. Tatum* *3/2/2020*  
 Name and title, printed Signature Date



## LANDSCAPE ARCHITECTURAL CONSULTANTS FOR CITYWIDE ON-CALL LANDSCAPE ARCHITECTURAL DESIGN FOR THE DEPARTMENT OF PARKS AND RECREATION

CITY OF ALBUQUERQUE

PROJECT NO. 740400

WEDNESDAY APRIL 1, 2020



**SITES SOUTHWEST | LANDSCAPE ARCHITECTURE**

**Wilson & Company | CIVIL ENGINEERING**

**Irrigation Services | IRRIGATION DESIGN**

**QA/QC | JILL BROWN, RLA**

## TABLE OF CONTENTS

### COVER LETTER

I.	GENERAL INFORMATION	1
II.	PROJECT TEAM MEMBERS	2
III.	RESPONDENT EXPERIENCE	5
IV.	TECHNICAL APPROACH	11
V.	COST CONTROL	15

### APPENDIX

Pay Equity Worksheet PE10-249  
Agreement & Insurance Certification  
Resident Business Certificate





April 1, 2020

City of Albuquerque - Selection Advisory Committee Office  
Capital Implementation Program (CIP) Division Office  
One Civic Plaza, 7th Floor  
Albuquerque, New Mexico 87102

Re: CITY-WIDE ON-CALL LANDSCAPE ARCHITECTURAL SERVICES FOR THE DEPARTMENT OF PARKS AND RECREATION – Project No. 740400

Dear Selection Advisory Committee Members:

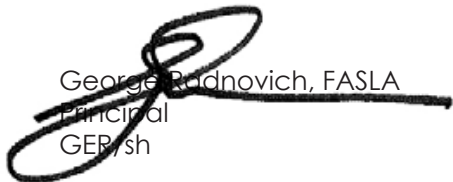
Sites Southwest is honored to submit our proposal for landscape architectural services for the Citywide On-Call for Landscape Architectural Services for the Department of Parks and Recreation. In our 21-year history, our firm has contributed substantially to our city by designing some of Albuquerque's best known and transformative projects. From our continued work at the Albuquerque BioPark to the Sunport's transformation, we have been instrumental in how residents and visitors view our beautiful city. We would love to be a part of the next steps in the transformation of our collective home.

Although we have a long history of working with the City, we are excited to showcase our new talent which includes personnel with international design experience, a water expert in low-impact development, a trails specialist and experts in public involvement. These new faces will offer a fresh approach and, combined with veteran experts we will provide the City with all of the resources needed for the Citywide On-Call Services.

We understand that the projects covered under this contract may vary from small and seemingly insignificant to large and potentially transformative. Our team has experience with projects aligned to the City's goals, they include: nature parks and playgrounds projects, dog parks, APS dual-use facilities like the Zia Elementary School park, trails and trailheads like the Bosque Trail, and we excel at xeric conversions and native landscapes like the Bachechi Open Space Park. We also have provided landscape and irrigation design for small additions to parks like the Los Duranes playground. Our team is prepared to take on challenges small and large. Our current experience includes other on-call contracts with the Cities of Santa Fe, El Paso, Las Cruces as well as ones with Bernalillo County and the New Mexico State Parks Division. We have worked in small communities like Los Lunas and large projects like the Village of Los Ranchos 4th Street Revitalization. A common theme to these projects was working closely with our clients, finding the needs of the public is vital to our respective success. Public engagement provides a unique opportunity to hone in on the needs of a community and provides us direction to focus valuable city dollars. Our public engagement experts are ready for the challenge.

Thank you for the opportunity to be part of our city's transformation. Our team is primed for this opportunity and is equipped to take on the challenge.

Sincerely,



George Radnovich, FASLA  
Principal  
GER/sh

---

SITES SOUTHWEST

121 Tijeras NE, Suite 3100 Albuquerque, NM 87102 - phone 505 822 8200 - [sites-sw.com](http://sites-sw.com)

## I. General Information

### SITES SOUTHWEST FIRM PROFILE / HISTORY

#### 1. ABOUT SSW

Sites Southwest (SSW) is an SBA-certified small business founded in 1997 to provide planning, landscape architecture, urban design, and environmental consulting services to clients in New Mexico and the southwestern United States. We specialize in understanding and respecting the diverse ecosystems, cultures, traditions, and environments of New Mexico.

Sites Southwest, LLC (SSW)  
121 Tijeras NE, Suite 3100  
Albuquerque, NM 87102  
Office: 505.822.8200  
Date Established: December 1, 1997  
**sites-sw.com**

#### 2. CURRENT STAFF

17 Professionals

##### **10 Landscape Architecture Design Professionals**

**George Radnovich**, FASLA, Principal-in-Charge and Project Manager  
• NM License # 92

**Robert Oberdorfer**, RLA, Project Manager  
• NM License # 167

**Deborah Blea Hradek**, RLA, Project Manager  
• NM License # 516, TX License #3007

7 Landscape Designers  
4 Texas Licensed Irrigation Designers  
1 US EPA WaterSense Auditor

**4 Planning Professionals**  
**3 Administrative Professionals**

#### 3. SERVICE LOCATION

All project management services will be conducted locally at our conveniently located Downtown Albuquerque office. In addition to the five local landscape architects and designers, supplementary capacity is available via SSW's El Paso office, which houses five additional landscape architects and designers. Our high-speed server optimizes workflow between these locations.

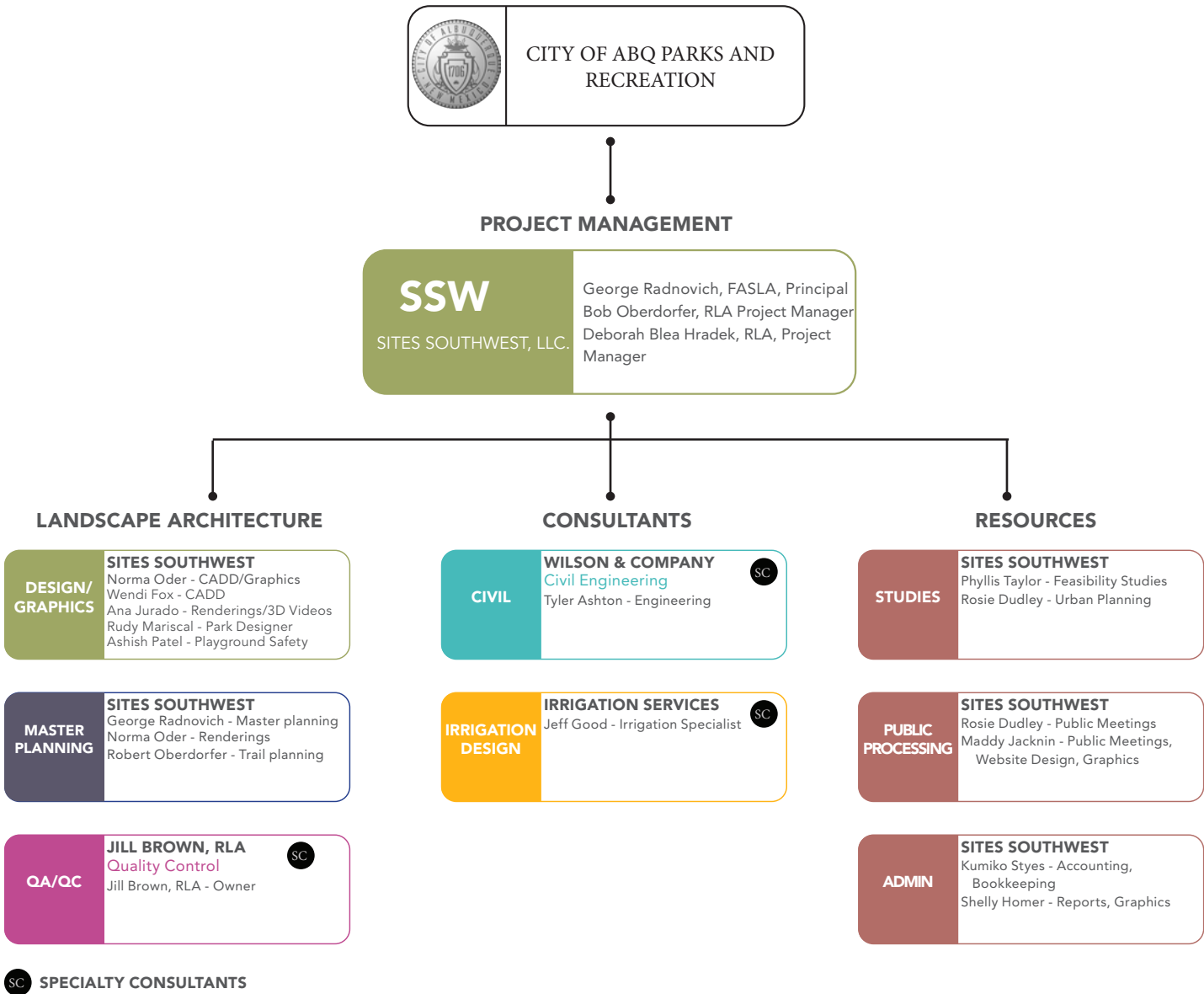


II. Project Team Members

1. ORGANIZATION PLAN / ORGANIZATION CHART

CLIENT  
City of Albuquerque  
Parks & Recreation  
Project Manager  
Christina Sandoval

At Sites Southwest we emphasize the integration of each of our related disciplines into a synergy of skills that serve our clients with great interest and enthusiasm. For this On-Call Landscape Architectural Design Project, Sites Southwest can offer more in the realm of these integrated disciplines because, especially in today's marketplace, we have found that clients often have needs greater than one discipline. The fields of landscape architecture, urban and community planning, and environmental services are merging in many ways. For this On-Call project the group that will be primarily involved is our landscape architecture team, led by George Radnovich. Below is our team organization as it relates to this project:





## II. Project Team Members

2. TEAM / CONSULTANTS
3. QUALIFICATIONS / REGISTRATIONS
4. UNIQUE KNOWLEDGE

### SSW | SITES SOUTHWEST LLC



**GEORGE RADNOVICH, FASLA**  
PRINCIPAL -IN-CHARGE/  
SENIOR LANDSCAPE  
ARCHITECT

**George Radnovich**, principal of Sites Southwest will oversee overall team management. George's familiarity with parks, recreation, streetscape, master planning and urban design projects includes project management and design as well as facility master planning. His experience includes project scoping, contract administration, and project management. George has an intuitive knowledge of resource conservation which he has tirelessly promoted and which will be imparted to this project. George also has extensive knowledge of local and state ordinances and regulations that affect project design and implementation.

**REGISTRATION** New Mexico Registered Landscape Architect #92

**UNIQUE KNOWLEDGE** George Radnovich provides the team with more than 30 years of experience on a wide range of public projects designed and built throughout the state. George has managed several on-call contracts in his career and understands the process of task orders and flexibility involved with these contracts. His expertise in the design of edible gardens, site planning can be found in the Bachechi Open Space Park.



**ROBERT OBERDORFER, RLA,  
ASLA,**  
LANDSCAPE ARCHITECT  
PROJECT MANAGER

**Bob Oberdorfer** is a registered landscape architect and environmental planner with a strong focus on ecologically responsible design practices and inventive, yet practical, problem-solving. His projects have included feasibility studies, design, and construction observation for streetscapes, parks, trails, playgrounds, and other recreational facilities. He will provide design oversight, quality control, and guidance for junior staff members.

**REGISTRATION** New Mexico Registered Landscape Architect #167

**UNIQUE KNOWLEDGE** Bob brings more than 30 years of experience to this effort, having managed projects across New Mexico from Farmington to Hobbs. His park projects have included an 80-acre high-altitude training complex in Angel Fire, a 40-acre regional park expansion in Hobbs, and an 11-acre neighborhood park in Las Cruces, as well as an award-winning renovation of Albuquerque's Wells Park. He has also planned and/or designed over 700 miles of recreational trails across the state. He has managed on-call or multi-project services contracts for the City of Albuquerque, Bernalillo County, Albuquerque Public Schools (APS), the University of New Mexico (UNM), and is currently serving in that capacity for the State of New Mexico ENMRD/State Parks Division.



**DEBORAH BLEA HRADEK, B.  
ARCH., RLA, CNU-A**  
LANDSCAPE ARCHITECT  
PROJECT MANAGER

**Deborah Hradek** has designed and managed dozens of projects as diverse as parks (new and renovations), master plans, streetscapes, open spaces and trails throughout the southwest. She is a registered landscape architect in New Mexico and Texas, a Texas licensed irrigator and an accredited CNU professional. Deborah's attention to detail, knowledge of the special needs of landscape and irrigation in an arid climate, combined with her certification as an EPA WaterSense auditor makes her invaluable to any project she leads. Not only does she have extensive park experience, in her 30 years completing landscape design and overseeing construction in the region, Deborah has accomplished master planning, design and construction administration for hundreds of projects.

**REGISTRATION** Registered Landscape Architect (NM #516; TX#3007); TX Licensed Irrigator (#14746); Certified EPA Watersense Auditor

**UNIQUE KNOWLEDGE** Under Deborah's guidance, Sites Southwest has been awarded dozens of on-call contracts for the City of El Paso Landscape Architecture Services, El Paso Water Utilities Landscape and Irrigation, TXDOT Landscape & Aesthetics and regional school districts. As the Project Manager and Principal-in-Charge, she has managed multi-disciplinary teams for project budgets ranging from \$4.5M for Joey Barraza and Vito Memorial Park improvements and \$680,000 each for Pollard Park Phases 1 and 2. Completing the City of Albuquerque projects on-time and on-budget will be a priority for Deborah as it has been for past clients. Deborah has traveled extensively to central and southern New Mexico and will travel to Albuquerque to ensure the City successful outcomes for these on-call projects. Working with staff in both Sites Southwest's offices, Deborah can ensure the City of Albuquerque will receive robust designs, accurate plans, prompt attention and excellent customer service.



**NORMA ODER, ASLA**  
LANDSCAPE ARCHITECT /  
PROJECT MANAGER-IN-TRAINING

**Norma Oder** is a landscape designer and project manager with experience both in the United States and internationally. She has a passion for design and making spaces both functional and beautiful. Her design work includes a museum in West Palm Beach, Florida; a master plan for a spa and resort in Riviera Maya, Mexico; plans for a plaza in Cairo, Egypt; and concepts for a dining hall in Beijing, China. Norma's multitude of talents will benefit clients like the City of Albuquerque in her work at Sites Southwest.

**UNIQUE KNOWLEDGE** Norma's unique ability to mix existing elements with new, innovative design allows her to maximize budget dollars. Her work at Pioneer Women's Park provided the City of Las Cruces unique design concepts that mixed historic and new features. Her years of park design, master planning and detailed construction documents make her qualified to work on both small, functional projects and large, transformative design. Norma has worked for several cities in New Mexico and can provide functional yet beautiful designs.



**WENDI FOX, ASLA**  
LANDSCAPE DESIGNER

**Wendi Fox** is a landscape architect in training at Sites Southwest. Her unique perspective on landscape design was honed by the substantial amount of time she has spent exploring the beautiful state of New Mexico, and her passion to work in this field in this diverse region. Wendi is a graduate of the UNM Master of Landscape Architecture program where her thesis there focused on watershed planning, environmental regeneration, and art. At Sites Southwest Wendi utilizes her art background, knowledge of natural systems, and her familiarity with the construction process in her design approach.

**UNIQUE KNOWLEDGE** Wendi's hyper-focus and amazing attention to detail make her qualified to tackle the most ambitious landscape challenges. Her work on the 4th Street Revitalization in Los Ranchos spanned from master design to the meticulous details in construction drawings. She was instrumental in the Adobe Acres master plan in Bernalillo's South Valley by taking community input, budget challenges and design concepts to provide the community the maximum for the budget.

3. SITES SOUTHWEST, LLC / COA No. 7404003: Citywide On-Call Landscape Architectural Design

## II. Project Team Members

2. TEAM / CONSULTANTS
3. QUALIFICATIONS / REGISTRATIONS
4. UNIQUE KNOWLEDGE

### SSW | SITES SOUTHWEST LLC



**ANA JURADO, CNU-A**  
LANDSCAPE DESIGNER /  
GRAPHICS SPECIALIST

**Ana Jurado's** passion for design, creativity and graphic design helps our projects come to life for our clients. Ana has also worked on several park designs, park improvements and splash pad designs for the City of El Paso Capital Improvement Department. Many of which include the use of water conservation in her design. In addition to her creativity, Ana's experience includes: cost estimating, construction management, 3-D renderings and animation.

**REGISTRATION/CERTIFICATIONS** Architect – Mexico; Congress For The New Urbanism (CNU) Certified

**UNIQUE KNOWLEDGE** Ana's ability to design a concept and then bring the concept to life by use of 3D fly-over videos provides our clients the ability to see the concepts come to life. As in her work at Argal Park at Las Palmas in El Paso, our clients could see the paths, connections and view the features as if they were walking through the finished design. Her graphic knowledge and 3D design make her skills unique so that clients and communities can visualize their projects.



**RUDY MARSICAL**  
LANDSCAPE DESIGNER /  
IRRIGATION DESIGNER

**Rudy Marsical** has a strong, international background in design, Rudy melds his talents along with his master's in landscape architecture to transform outdoor spaces. He completed designs, site planning and playground design for the expansion of the Joey Barraza and Vino Memorial Park. He also contributed to the streetscapes for several TXDOT projects in El Paso.

**REGISTRATION/CERTIFICATIONS** Texas Licensed Irrigation Designer (#23965)

**UNIQUE KNOWLEDGE** Rudy's creative talent along with his strong use of Auto-CAD, Sketch Up, Adobe Photoshop, Illustrator and InDesign make him uniquely qualified to work on an on-call contract. His bi-lingual abilities connect him with communities to integrate their vision into designs of parks and streetscapes like his work on the Montana Widening project and his design of the Moms on Board conceptual playground in El Paso.



**ASHISH PATEL**  
LANDSCAPE DESIGNER/  
PLAYGROUND SAFETY  
INSPECTOR

**Ashish Patel's** careful attention to detail, coupled with his interest in design have made him a valuable team member at Sites Southwest. His rendering for Dowell Elementary School and design for Joey Barraza and Vino Memorial Park showcase his creativity. His careful attention to detail along with his background in fine arts make Ashish a natural fit for this project. Ashish started his career in Chicago and after moving to El Paso, Ashish renewed his interest in design and creating visualizations for outdoor spaces. His desire for design and creating architectural visualizations.

**REGISTRATION/CERTIFICATIONS** Texas Licensed Irrigation Designer (#23964); Certified Playground Safety Inspector (#44625-0322)

**UNIQUE KNOWLEDGE** Ashish's creative background, along with his Certified Playground Safety Inspector provides a unique skillset for our municipal clients. His work on elementary schools and park designs provide our clients with both safety and design knowledge. His ability to design in 3D and AutoCAD allows our clients to visualize the final design, much like his work at the all abilities playground concept for the Moms on Board park in El Paso.

### QA/QC

#### JILL BROWN, RLA, BROWN, GREEN AND MORE, LLC

A second generation landscape architect with 20 years of professional experience, Mrs. Brown opened her practice in 2011. After graduating from Louisiana State University, she worked with Sites Southwest in Albuquerque for 11 years, time spent defining her interest in low impact designs and project management. In recent years and as a mother of three, she has since focused on her professional education on how to use simple technology and biological resources to create sustainable landscapes.

**REGISTRATION** New Mexico Registered Landscape Architect #332

**UNIQUE KNOWLEDGE** Trained to solve problems, her role as the Landscape Architect is to fully understand the history, landscape functions, community interaction, outdoor living, environmental goals, and existing amenities of a project.



**JILL BROWN, ASLA, RLA**  
LANDSCAPE ARCHITECT/  
QA/QC



**TYLER ASHTON, PE, CFM**  
CIVIL ENGINEER

### CIVIL ENGINEER

#### WILSON AND COMPANY

Mr. Ashton joined Wilson & Company, in spring 1998, shortly after earning his engineering degree at New Mexico State University. As part of our New Mexico operations, he has gained experience in all facets of civil engineering. His primary responsibilities at Wilson & Company have included the design of urban streets, recreational parks storm management systems, hydrology/hydraulic studies, sanitary sewer and water distribution lines.

**REGISTRATION/CERTIFICATIONS** Professional Civil Engineer, New Mexico #16205; NM Certified Floodplain Manager #NM-17-00408; Project Management Professional #2597940

### IRRIGATION DESIGN

#### IRRIGATION SERVICES LLC

Irrigation Services is highly experienced with City park renovations and the unique challenges that are often associated with older facilities. The City of Albuquerque's Roosevelt Park is a great example of a successful renovation and rejuvenation project that involved a complete replacement of the existing irrigation system. Working around well-aged trees, drainage infrastructure, extreme slopes, and historically protected features were just part of the challenges that were successfully navigated in the design and implementation of the new irrigation system.

**UNIQUE KNOWLEDGE** Understanding the City's landscape irrigation standards and expectations is a hallmark of Jeff's reputation and planning a cost effective, robust and efficient irrigation system is a cornerstone to ANY park renovation project.



**JEFF GOOD**  
IRRIGATION SPECIALIST

4. SITES SOUTHWEST, Ilc / COA No. 7404003: Citywide On-Call Landscape Architectural Design

### III. Respondent Experience

#### RELEVANT EXPERIENCE

Based on the pre-proposal meeting and the types of projects noted following are specific examples of similar projects worked on by our team. They follow with more detailed project experience with on-call and COA projects relevant to this RFP.



##### NATURE PLAY AND PLAYGROUNDS

- USFW LINCOLN NATIONAL FOREST CHILDREN'S FOREST, OTERO, COUNTY
- APS SUNSET VIEW ELEMENTARY SCHOOL, ALBUQUERQUE, NM
- RANDALL DAVEY AUDUBON CENTER, ALBUQUERQUE, NM
- HOBBS CITY PARK, HOBBS, NM



##### APS DUAL-USE FACILITIES

- TIERRA ANTIGUA ELEMENTARY SCHOOL, ALBUQUERQUE, NM
- MCKINLEY MIDDLE SCHOOL, ALBUQUERQUE, NM
- GEORGIA O'KEEFE SCHOOL PARK, ALBUQUERQUE, NM
- MARIE HUGHES ELEMENTARY, ALBUQUERQUE, NM
- ZIA ELEMENTARY SCHOOL PARK, ALBUQUERQUE, NM



##### EDIBLE LANDSCAPES AND FOOD FOREST

- VALLE DE ORO NATIONAL WILDLIFE REFUGE, ALBUQUERQUE, NM
- EL PASO COMMUNITY GARDEN, EL PASO, TX
- 4TH STREET REVITALIZATION, VILLAGE OF LOS RANCHOS DE ALBUQUERQUE, NM
- ALBUQUERQUE BIOPARK HERITAGE PARK, ALBUQUERQUE, NM
- MOMS ON BOARD ALL INCLUSIVE PARK, EL PASO, TX
- THE SCHOOL FOR ADVANCED RESEARCH MASTER PLAN, SANTA FE, NM



##### LID AND GS (GREEN STORMWATER INFRASTRUCTURE)

- HIGH DESERT COMMUNITY PARKS, ALBUQUERQUE, NM
- BACHECHI OPEN SPACE COMMUNITY PARK, ALBUQUERQUE, NM
- FRANKLIN HILLS PARK, EL PASO, TX
- HAHN ARROYO, ALBUQUERQUE, NM



##### DOG PARKS

- RIO GRANDE DOG PARK, ALBUQUERQUE, NM
- ARGAL PARK, EL PASO, TX
- PAT SMITH PARK, SANTA FE, NM
- JOEY BARRAZA AND VINO MEMORIAL PARK, EL PASO, TX



##### NEIGHBORHOOD PARKS AND CONNECTIONS

- HIGHLAND COMMUNITY PARK, LAS CRUCES, NM
- TIGUEX PARK, ALBUQUERQUE, NM
- WELLS PARK AND COMMUNITY CENTER RENOVATION, ALBUQUERQUE, NM



##### SHADE STRUCTURES

Sites Southwest has designed many shade structures in our landscape architectural design projects. Some examples are:

- SOUTH VALLEY GATEWAY, ALBUQUERQUE, NM
- NATIONAL HISPANIC CULTURAL CENTER MEMORIAL PARK, ALBUQUERQUE, NM
- DOWNTOWN LAS CRUCES, LAS CRUCES, NM,



### III. Respondent Experience



#### CITY OF LAS CRUCES ON CALL LANDSCAPE ARCHITECTURAL DESIGN SERVICES Las Cruces, New Mexico

DATES:  
2006 to Present

CLIENT/CONTACT:  
City of Las Cruces,  
Catherine Burr Mathews,  
(575) 541-2592

CONSTRUCTION COSTS:  
Klein Park - \$950,000

Pioneer Women's Park -  
\$797,388 (Phase 1 Only)

Highland Community Park  
- \$1,368,931

**George Radnovich, Deborah Hradek and Robert Oberdorfer** all provided project management services for this on-call contract. Their responsibilities included developing the task order scope of work and fees, public involvement and quality control.

**Klein Park** - This approximately 1.8 acres park is in the heart of the Mesquite Historic District in Las Cruces and functions as the plaza for the district. The goal of the project was to **work closely with the neighborhood** to create a physical master plan to bring the park up to current standards while respecting its history on El Camino Real. Community partners for this park included Safe Haven- Weed and Seed Program, neighborhood groups, Las Cruces City Councilor and State Representative Jeff Steinborn. Sites Southwest worked to involve all the stakeholders in seven public meetings to produce a plan that City Council and the Parks and Recreation Department complimented and approved.

**Personnel: Deborah Hradek was the Project Manager and Wendi Fox was the designer**



*Thanks much  
for your very  
conscientious  
work on this  
project!*

*Cathy Mathews  
City of Las Cruces*

**Pioneer Women's Park** - This park was one of the first parks in Las Cruces and holds both a historic and sentimental place in the community. This beloved park had been renovated on several occasions throughout the years yet the gazebo, the heart of the park, had fallen into disrepair. The goal of the master plan was to work closely with the neighborhood to create a physical master plan for Pioneer Women's Park that would bring the park into the 21st Century. Sites Southwest worked closely with City staff to develop three concepts, develop the public engagement plan and integrate the improvements into the final design. The final design integrates the original layout with lighting and access upgrades, **a children's garden, elevation of the gazebo, create safer pedestrian crossing to the park, an upgraded picnic area and provide a lush park with green infrastructure improvements.** When completed Pioneer Park will be an example of retaining historical significance, taking input from the community with innovative landscape design.

**Personnel: George Radnovich was the PIC and Project Manager and Norma Oder was the designer**



**Highland Community Park** - The project includes two multi-purpose sports fields that will be sited to fit into the surrounding native landscape. Other features include a perimeter walking path, several covered picnic areas, a drinking fountain, and a lighted permeable concrete parking lot. Due to constraints of the surrounding terrain, emergency and maintenance access will share a paved, widened, section of the perimeter trail, and emergency vehicle access onto the fields will be accomplished via a perimeter band of reinforced turf around the upper field. Since the site accommodates runoff from nearby commercial development via an unlined drainage channel, SSW is also developing naturalistic drainage enhancements and erosion protection structures that will **preserve and enhance the existing native landscape.**

**Personnel: Robert Oberdorfer was the Project Manager and Norma Oder was the designer**



### III. Respondent Experience



#### BERNALILLO COUNTY MULTI-AWARD FOR PROFESSIONAL SERVICES Albuquerque, New Mexico

DATES:  
2010 to Present

CLIENT/CONTACT:  
Bernalillo County, Clay  
Campbell, (505) 468-7309

CONSTRUCTION COSTS:  
Sandia Ranch Master Plan  
- N/A  
Bachechi Open Space  
- \$3,341,890

2nd Street North Valley  
Greenway Project - N/A

**George Radnovich is the Principal-in-Charge and project manager** for this on-call contract. His responsibilities include developing the task order scope of work and fees, public involvement and quality control.

**Sandia Ranch Master Plan** - Bernalillo County commissioned Sites Southwest to develop a Master Plan and then schematic design plans for the 20 acre Sandia Ranch, the old sanitarium on Edith Boulevard just north of Osuna Road NW. **This agriculturally based project** will include extensive public involvement process and coordination with the MRGCD, site analysis and programming, and schematic design. Programmatically the project includes farm and ranch-based zones for animal husbandry and farming with field seed plots, orchards and vineyards; trails along the Camino Real and the acequia that splits the property, 4H and County Extension Service offices and grounds, an arena with bleachers and pens, and a small **community park and playground**.

**Personnel: George Radnovich is the PIC and Project Manager and Norma Oder is the designer**



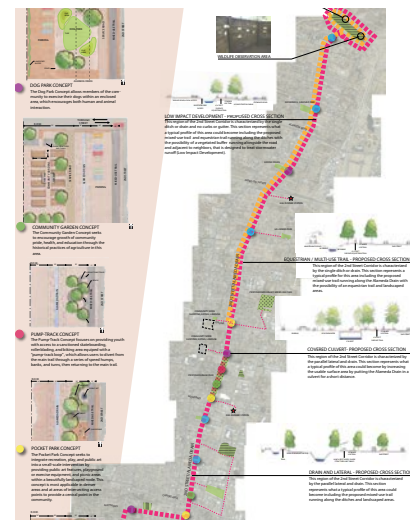
**Bachechi Open Space** - The Bachechi Open Space Park is perhaps one of Albuquerque's most beloved facilities that is enjoyed by pedestrians, bicyclists, hikers, equestrians and nature lovers. This 27-acre treasure is the northern gateway to 22 miles of Bosque multi-use trail and the Rio Grande Valley State Park. The Bachechi Open Space Park includes a sustainable urban forest of **native plants**, wildlife viewing stations, picnic facilities, a historic pecan orchard and hiking trails. Additionally, roof water from the Environmental Education building drains to above ground cisterns for irrigation to the surrounding landscapes making the space functional, responsible and stunning. The Bachechi Open Space Park also features a wetland boardwalk, a working arboretum and a memorial to the property's original owners. An enormous amount of **collaboration and public input shaped the design** for this beautiful, environmentally responsible park.

**Personnel: George Radnovich was the PIC and Project Manager and Norma Oder was the designer**



**2nd Street North Valley Greenway Project (Alameda Drain Corridor)** - Sites Southwest worked with Bernalillo County and other consultants to develop a corridor plan for almost the entire reach of the Alameda Drain Trail. The goal of the project was to create a greenway from the far north valley near the outfall for the North Diversion Channel to I40 near 12th Street at the County's 4H Park. This master plan project explored linkages and loop trails to almost all Bernalillo County facilities in the north valley (proposed and existing) through the use of a multiuse trail that included a linear park, **dog parks, small off-trail respites** for al fresco eating and resting, a pump track concept and pockets parks. The Greenway was planned to emphasize low impact development concepts throughout and use resilient and sustainable thinking for what would become a jewel of the north valley.

**Personnel: George Radnovich was the PIC, Project Manager and Landscape Architect**



*“Your enthusiasm for this project and willingness to work closely with all of the Parks and Recreation Department staff to match our goals and the residents of Bernalillo County has been outstanding!”*

*Clay Campbell  
Bernalillo County*



### III. Respondent Experience



#### CITY OF EL PASO CITYWIDE ON-CALL LANDSCAPE ARCHITECTURE SERVICES El Paso, Texas

DATES:  
2009 to Present

CLIENT/CONTACT:  
City of El Paso, Gloria  
Venzor, (915) 212-1701

CONSTRUCTION COSTS:  
Argal Park at Las Palmas -  
\$1.8 Million

Radford Park - \$647,225

Redd Road Streetscapes  
- \$1.24M

*Congratulations  
to you, Deborah,  
for applying  
your creativity  
to El Paso Parks  
and Open  
Space!*

*Smejkal, Nanette L  
City of El Paso, TX,  
Parks Director*

**Deborah Blea Hradek provided all project management** services for this on-call contract and the following projects. Her responsibilities included developing the task order scope of work and fees, public involvement and quality control.

**Argal Park at Las Palmas** - Formerly an empty dirt lot, Argal Park in El Paso now combines the natural beauty of the desert with traditional park amenities like a large multipurpose lawn, **a dog park**, public plazas, a covered playground, a restroom and water fountains are integrated in this 23 acre gem. The park, originally slated for industrial development, provides a recreation area for the **neighborhood as well as the larger community** and an extensive walking path provides a cohesive connector. The multiple walking paths run throughout the park and lead the park features. Much of the terrain at Argal Park remains as native desert, giving the park a natural El Paso. This allows users to experience native terrain in the heart of the city. Pedestrian plazas with decorative colored concrete, benches, trees and trash receptacles proved a resting place for residents. A half-acre dog park with divided areas for large and small dogs will draw pet owners from the neighborhood. Parents can bring their children to use the latest model of **playground**, swing set and open lawns. Native plants provide color and kept healthy by use of low impact development techniques that take advantage of storm water.

**Personnel: Deborah Hradek was the PIC and Project Manager and Ana Jurado was one of the Project Designers and developed a 3D fly through video of the design to illustrate the design intent to the client and the community.**

**Radford Park** - Sites Southwest led a multi-disciplined team to design a new park just outside the southwest corner of Fort Bliss in El Paso, Texas. Adjacent to an El Paso Water Reclaimed Water Tank, the park's irrigation was designed for reclaimed water use. The Sites Southwest Team was able to provide lighting throughout, protect native areas within the park and include storm water and **LID techniques**, such as water harvesting swales and check dams while providing low-water flora. Residents, families, and groups of friends can spend their free time amidst a variety of amenities such as a lighted plaza, **playground**, sport courts, and picnic tables.

**Personnel: Deborah Hradek was the PIC and Project Manager and Project Designer**

**Redd Road Streetscapes** - The landscaping and trees will not only **provide shade** for pedestrians and bicyclists who use Redd Road, but they will also create a safer environment for pedestrians by creating a barrier between pedestrians and vehicles. The creative design will also help minimize the wash out of the medians during rain events and promote green infrastructure within city right-of-way. Other elements for this project include repairs to the existing damaged curbs and installation of street lighting.

**Personnel: Deborah Hradek was the PIC and Project Manager and Ana Jurado was the Project Designer.**





### III. Respondent Experience



#### APS ON-CALL LANDSCAPE ARCHITECTURE SERVICES Albuquerque, NM

DATES:  
2010 to 2018

CLIENT/CONTACT:  
APS, Karen Alarid, (505)  
848-8818

CONSTRUCTION COSTS:  
The Sandia High School  
Science Academy - \$763,945

Marie Hughes Elementary  
- \$1,279,105  
La Cueva High School  
- \$390,112

*I am writing this  
letter to thank  
you for the  
dedication and  
hard work that  
you and your  
design team  
have carried out  
for Albuquerque  
Public Schools  
over the years.*

*Karen Alarid, AIA  
Albuquerque Public  
Schools*

**George Radnovich is the Principal-in-Charge and project manager** for this on-call contract. **Robert Oberdorfer was the Co-Project Manager** and their responsibilities include developing the task order scope of work and fees, public involvement and quality control.

**The Sandia High School Science Academy** - The Sandia High School Science Academy and Library exemplifies a learning concept that APS has been incorporating into their school designs and rehabilitation. This project included a sports field, a landscaped mall connecting the new buildings to the rest of the campus and an extensive wetland, which is the focal point of the Science Academy. The **sports field design** includes a baseball diamond, **an outdoor gathering area** and connective walkways. The center of the new campus includes walkways, seating areas, student gathering points and a landscape that ties into the wetland. The wetland and surrounding landscape functions as a learning laboratory. The landscape incorporates outdoor biological classrooms, reused dimension cut concrete and a cistern to feed the wetland.

**Personnel: George Radnovich was the PIC and Project Manager and Wendi Fox was the Landscape Designer**

**Marie Hughes Elementary** - Nestled in Albuquerque's west side, our project at Marie Hughes Elementary helped transform the outdoor spaces into a modern and innovative place for learning about our environment. The design included age appropriate **playgrounds**, a courtyard used for an outdoor classroom, a modern entryway with sleek gabion basket walls using basalt, water harvesting features, a track and pathways to the school. Sites Southwest worked to incorporate the modern building design into the environment by re-using materials, incorporating cutting edge water harvesting and color scheme to make the school the **pride of the neighborhood**.

**Personnel: George Radnovich was the PIC and Project Manager, Wendi Fox was the Landscape Designer and Robert Oberdorfer provided QA/QC**

**La Cueva High School** - Our project at La Cueva High School included landscaping around an amphitheater, a special needs playground and an ADA accessible ramp. This simple yet elegant landscape design highlights the **amphitheater into a beautiful outdoor space**. The **playground** uses an existing color scheme so that it seamlessly blends into its surroundings while adhering to the **APS Playground Standards**. The project highlights our ability to problem solve during construction when the architect discovered challenges when building an ADA compliant ramp. Our lead landscape architect, Bob Oberdorfer, and designer, Wendi Fox, were able to troubleshoot and solve the steep grading issues on-site with minimal disruptions to the construction schedule and budget.

**Personnel: George Radnovich was the PIC, Wendi Fox was the Landscape Designer and Robert Oberdorfer was Lead Landscape Architect**



### III. Respondent Experience



#### CITY OF ALBUQUERQUE ON-CALL LANDSCAPE ARCHITECTURAL AND CITY COUNCIL PLANNING

Albuquerque, NM

DATES:  
2006 TO Present

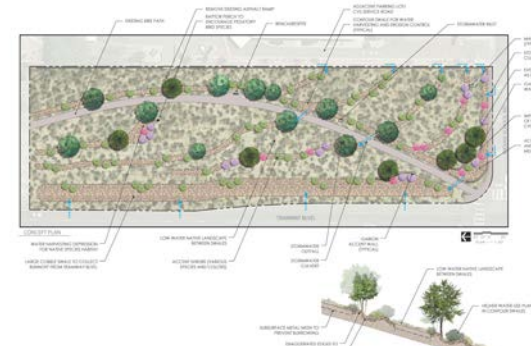
CLIENT/CONTACT:  
City of Albuquerque

CONSTRUCTION COSTS:  
Various

**George Radnovich was the Principal-in-Charge and project manager** for several City on-call contracts. His responsibilities include developing the task order scope of work and fees, public involvement and quality control.

Sites Southwest has been involved in a wide variety of projects, geographic areas and ecosystems throughout the City under various departments. They have ranged from small playground additions like Los Duranes Park to a rehabilitation plan for the Northeast corner of Tramway Boulevard and Indian School Road. The list below illustrates the variety of projects that we have provided and our familiarity with the City of Albuquerque processes:

- District 8 medians
- Urban Forest Master Plan
- Rio Grande Triangle Dog Park
- Neon Gateways
- Roadrunner Little League
- Los Duranes Park Playground
- Jack and Jill Park
- Pat Hurley Park
- Paseo del Estrella Park
- COA Neighborhood Signage Prototypes
- Tramway and Indian School Landscape
- Rio Bravo Open Space Trail
- 60th Street Site Plan
- Brown Property Charrette



#### PROJECT MANAGER'S EXPERIENCE

**George Radnovich, Bob Oberdorfer and Deborah Hradek** each provide more than 25 years of project management experience with the City of Albuquerque, City of El Paso, City of Las Cruces, Bernalillo County and a multitude of cities and counties across New Mexico and Texas. They have all managed on-call projects with multiple stakeholders, project types and schedules. Both George and Bob have led projects from the City of Albuquerque and are very familiar with the processes and procedures required for successful project completion. They have an understanding of the public involvement processes, staff liaison protocols, and design review procedures, maintaining good working relationships with the various City review departments and the representatives who serve on the Design Review Committee (DRC). Project Manager, Deborah Blea Hradek is currently the project manager for the City of El Paso On-Call Landscape Architectural and El Paso Water Utilities Landscape Architectural projects. Her 20 years of experience working with various agency and parks and recreation departments will help jump start any project in this on call contract.



## IV. Technical Approach

### 1. UNDERSTANDING OF PROJECT SCOPE

The City of Albuquerque encompasses a wide geographic area with strikingly diverse environments, ranging from riparian valley to upland mesas and pinon-juniper foothills. Likewise, the settings for on-call projects will also vary greatly. Potential projects within those diverse areas may include both new designs or renovation of neighborhood parks and playgrounds, dog parks, adventure/nature play areas, community gardens and edible landscapes, and lots of shade. Joint projects with Albuquerque Public Schools are also anticipated.

Yet despite the diversity of potential projects and settings, we understand that the issues and needs of the City are constant. Based on recent economic developments (social distancing, closures of many “non-critical” businesses, loss of oil and gas revenues, among others), public sector projects are required to be more time-efficient and cost-effective than ever, since State funding will be increasingly limited.

At the same time, it is more important than ever to incorporate affordable, practical, and sustainable solutions into all facets of public sector work.

We are aware that on-call projects can be fast-paced, requiring focused commitment from our team. The Sites Southwest team has taken all of these concerns in stride, and for the near term has transitioned to a collaborative and efficient, decentralized, work-at-home model, utilizing remote-desktop and collaborative meeting platforms to make the best of a bad situation. We also realize that the current situation is not permanent, and we are poised to return to full centralized production from our downtown offices as soon as such restrictions are lifted.

We understand that many of the projects will be small with low budgets and short time frames, while at the same time we may be required to provide a larger team to meet the needs of larger projects with simultaneous deadlines. We believe we have assembled a team that is capable of handling multiple projects quickly, yet small enough to give City the personal attention it requires.





## IV. Technical Approach

### 2a. PLAN TO PERFORM THE SERVICES REQUIRED BY THE PROJECT SCOPE

Given the diverse nature of on-call projects and the variety of possible project team arrangements, We at Sites Southwest see ourselves as your agent, ready to respond or manage a project team in whatever capacity is preferable. As previously mentioned, we understand that there is a wide range of potential skills and expertise required to address the diversity of on-call projects. In our experience, to be successful on any project requires the following phases:

PHASE	KEY MEETINGS	KEY TASKS
Initialization	<b>City Team Meeting</b> Define scope of work, fees, schedule  <b>Kick-off Meeting -</b> Internal Kick-off Meeting with team	<ul style="list-style-type: none"><li>• Written Scope of Work, Fees</li><li>• Develop preliminary Schedule</li><li>• Selection of Project Manager</li><li>• Develop list of questions</li></ul>
Analysis and Research	<b>Public Meetings (if necessary)</b>  <b>Stakeholder Charrettes (if necessary)</b>	<ul style="list-style-type: none"><li>• Information Collection and Fieldwork of Site</li><li>• City Processing</li><li>• Public Involvement</li></ul>
Master Planning	<b>City Review Meetings</b> <b>Public Meetings (if necessary)</b>	<ul style="list-style-type: none"><li>• Graphic Master Concept Plan illustrating landscape layout</li><li>• Plant List</li><li>• Site Amenities</li></ul>
Design/ Construction Documents	<b>City Review Meetings</b> <b>Public Meetings (if necessary)</b>  <b>DRB/DRC Processing</b>	<p>SCHEMATIC DESIGN</p> <ul style="list-style-type: none"><li>• Site/landscape layout</li><li>• Project Schedule updates</li><li>• Review constructibility and maintenance with Owner</li><li>• Develop Cost estimate</li></ul> <p>DESIGN DEVELOPMENT</p> <ul style="list-style-type: none"><li>• Revise with code officials.</li><li>• Material Concepts/ presentation</li><li>• Outline specifications and table of content</li><li>• Site/layout and systems verification Budget and Schedule.</li></ul> <p>CONSTRUCTION DOCUMENTS</p> <ol style="list-style-type: none"><li>1. 50% CD Turn-in for COA Review</li><li>2. 75% CD In House check set</li><li>3. 95% CD Turn-in for COA Review<ul style="list-style-type: none"><li>o Pre 100% CD turn-in</li></ul></li><li>4. 100% CD Turn-in for COA Review</li></ol>
Bidding and Construction	<b>Pre-bid and Pre-construction meetings</b>  <b>Periodic job site meetings</b>  <b>Final walk-through</b>	Determine key meetings /milestones for specific consultant attendance
Long Term Maintenance	Meet with Maintenance Personnel	Landscape Management Plan

### 2b. QUALITY CONTROL PLAN

We have learned over time that the best construction documents result from dedicated, face-to-face team reviews, early turn-ins for coordination PRIOR to phase submittals and early consultant participation. Our focus is always on interdisciplinary design - thus we expect active project engagement by our consultant team. We are hands-on with our consultant team and very proactive on all our projects.

We appreciate that public-sector projects are required to be conducted in a time-efficient and cost-effective manner while maintaining technical quality; therefore, we utilize a proven set of procedures, systems, and experience for QA/QC.

In the design disciplines, quality is a word that can be defined in multiple ways. It refers to the quality of the plans that we produce and the accuracy and buildability of the final plan set. We take the quality of our bid documents seriously and have accomplished many projects and repeat design work for Cities, counties, Federal projects, National labs, the GSA, TXDOT, NMDOT, and many other agencies.

## IV. Technical Approach

We have performed our work following tight guidelines for QA and QC. For every project we assign our senior employees who possess the most detailed and quality-oriented attributes and expertise in our firm for just this purpose. We use this process of in-house peer review from the on-set of the project including concept and schematic graphics through the design development and construction document phases of work to ensure accuracy from the project's on-set. This extra check and senior staff reviews improves plans, minimizes errors and reduces potential change orders for our projects.

Sites Southwest also looks at quality as it relates to our level of design - the functionality, environmental quality, workability and usability of our projects. Our design work and that of our consultants is first-class and award-winning at both local and national levels.

Our firm maintains a "Process and Procedures" manual to guide staff members through a project that includes checklists and QC procedures to reduce errors, control waste, and meet deadlines. These processes and management tools are instrumental in the successful performance of the firm, are time proven, and are continually evaluated and modified to improve results. Quality service can be best judged by the client, and client satisfaction is the best indicator of project success. A long list of repeat clients serves as a testament to our responsive service, adherence to schedule and budget, and our ability to provide high-quality professional services. The diagram below illustrates our quality management system process.



## 3. PROBLEM SOLVING

### Nature play and playgrounds

Playground design theory has undergone several major shifts over the last several decades. From the mid-1900s, when playground equipment durability was paramount and galvanized steel was the norm, the first shift occurred during the 1970s and '80s, which saw the first wave of themed "adventure play," promoted by the more "enlightened" designers. However, the lack of standards, not to mention accountability, eventually led to the creation of the Consumer Product Safety Commission (CPSC) and its very standardized playground design guidelines – which in turn led to the rise of prefabricated packaged playgrounds, all of which were very safe, but many of which were not much fun after the first few visits. Today, playground design has matured through the benefit of greater hindsight and years of additional research, as well as a growing environmental ethos, which has resulted in a swing (so to speak) back toward the less structured playgrounds of the latter half of the last century, but with better justification to back them up. Today, extensive research has shown that "nature play" in its various forms results in increased play value, higher levels of physical activity – resulting in healthier children, and a greater environmental awareness. Done correctly, nature play can also provide opportunities for both children and parents to participate together and learn from their shared experience. The SSW team will rely on both our past experience and current trends to develop playgrounds that integrate well within the larger landscape, and provide holistic play and learning environments.



## IV. Technical Approach

### APS Dual-Use Facilities

The SSW team has worked extensively with Albuquerque Public Schools on projects ranging from educational wetlands to highly developed special needs play areas, so are very familiar with APS policies and design guidelines. Our familiarity with their staff will enable us to coordinate effectively on any joint-use facilities that the City is planning.

### Edible Landscapes/Food Forest Design

Although far from the norm of what is considered appropriate for your average city park, edible landscapes are nonetheless finding favor from several standpoints. Including edible plants and fruiting trees in lieu of, or in addition to, ornamental landscaping can help serve the most vulnerable populations, providing a source of fresh produce in “food deserts,” and providing additional farm-culture learning experiences for urban dwellers. Until recently, edible landscapes in public settings have gotten at best a cool reception – primarily from a maintenance standpoint. Planting fruit trees in urban parks brings up several issues, including whether to spray or not, and how to deal with the mess resulting from dropped fruit, if it is not consumed. The “food forest” concept addresses those issues by promoting a full-blown, non-maintained, forest-like biome of edible plants in a layered configuration that is more or less self-sustaining. While the concept itself may take some getting used to, the fact is that landscapes in general will need to move in this direction as pesticide bans and budget cuts combine to make traditional landscape maintenance impractical. Sites Southwest is currently working with Bernalillo County to develop an Integrated Vegetation Management Plan that will help them deal with the County Commission’s recent glyphosate ban, so we are well equipped to apply these same lessons to the City’s parks and gardens.

### Dog Parks

Dog parks have been part of many designs completed by the SSW team, so we are well positioned to deal with the issues surrounding them – from surfacing to separation by sizes, as well as providing common socializing areas, a water source, shaded areas, and a watering system to keep down dust and help infiltrate animal waste residue. SSW will work with local neighbors in each instance to understand their concerns and solicit any new ideas that they might have.

### LID and GSI

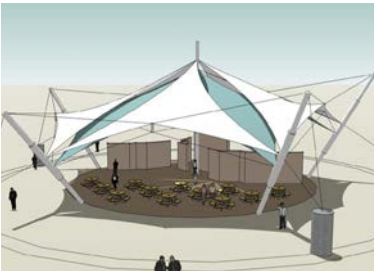
Sites Southwest has been a leader in the use of native plants, green stormwater infrastructure and functional landscape architecture since our inception over 20 years ago and have left a legacy of projects including the Albuquerque Sunport, the High Desert Community, the Natural History museum, and extensive work in the Rio Grande Bosque. We were the first firm in NM to use these methodologies on a large scale.

### Shade Structures

Site amenities such as shade structures, gazebos, amphitheaters, kiosks, and signage serve important functions in outdoor settings especially in Albuquerque where they can be used almost year-round. These amenities can be attractive elements that beautify spaces and inspire creativity. We have designed many of these elements for projects throughout the region that add to the natural beauty while adding functionality. For the South Valley Gateway Park in Albuquerque recycled material were used by request of the client.

### Expert Irrigation Design & Audits

Based on our understanding of the project scope and our experience with City facilities, irrigation systems need many small upgrades and fixes. To reduce maintenance, we consider irrigation needs from the beginning of a project and plan around them. In addition to the Sites Southwest in-house irrigation knowledge, irrigation expert, Jeff Good of Irrigation Design Services, will provide technical review to our irrigation plans so that we design efficient, maintainable, and durable irrigation systems that meet City codes, standards, and preferences. If needed, we can perform audits or other irrigation services for projects as needed.





## V. Cost Control

### 1. COST CONTROL AND COST ESTIMATING TECHNIQUES

#### 1.A. COST CONTROL OF THE DESIGN PROCESS

**Effective Scoping** – Having a clear scope of work defined can yield time and money savings by allowing us to develop more precise person-hour estimate spreadsheets. These illustrate costs on a task by task basis. We also consistently look for ways to reduce the steps needed to complete the design.

**Accurate Plans Reduce Addendum's and Change Orders** – Developing accurate and thorough plans in the design phase aid in our controlling costs during the construction phase as it relies heavily on accurate plans thereby reducing the need for addendum's and change orders. We regularly conduct peer review sessions of plan sets as part of our quality assurance procedures to reduce the need for costly addendums and change orders during construction.

**Meetings / Communications with Project Managers** – As the project design proceeds, we conduct regular meetings with our city counterparts not only to review design scenarios, but to update staff regarding project costs and budgets. Sites Southwest also conducts weekly production meetings with our staff to review project needs, budgets, and implementation strategies.

**Life Cycle Costing** - Beyond accounting processes, Sites Southwest designs landscapes that are intended for resource conservation, in terms of life-cycle costs.

#### 1.B. COST CONTROL OF THE CONSTRUCTION COST

**Regular Meetings and Site Visits** – Sites Southwest conducts regular construction meetings (typically weekly) so that questions are answered immediately to prevent misunderstandings later. Site visits (scope dependent) allow us to identify issues or potential problems before they arise.

**Communication with City Project Manager** – If we discover an issue which affects cost, we immediately Communicate with our City Project Manager with recommendations to make decisions and move forward without affecting schedule.

**Fieldwork** – Regular and periodic observation is key to a project's financial success. At Sites Southwest we visit the site at least once per week (dependent on scope) to ensure that the project is built according to specifications and without cost overruns.

#### 1.C. COST ESTIMATING TECHNIQUES

**Contractor Communications** - We communicate regularly with contractors regarding pricing and estimating and typically query them through written and verbal inquiry.

**Phase Based Cost Estimating** – Project costs are typically estimated at the initial planning and feasibility stages, and throughout each design phase (schematic, design development, and construction documentation).

**Life Cycle Costs** – Beyond estimating, Sites Southwest also designs projects that conserve resources in terms of life-cycle costs.

### 2. COMPARISON OF BID AWARD AMOUNT TO FINAL COST ESTIMATE

Name of Project	Month/Year of Bid	Number of Bids	Final Cost Estimate	Bid Award Amount	Final Contract Amount including Change Orders
Bernalillo County McGrane Memorial Park	2-2017	3	\$382,465	\$443,048	Not provided
South Valley Pool	12/2017	5	\$1,797,873	\$1,777,000	Pending
Hobbs City Park	6/2017	5	\$3,425,863	\$4,442,430	Not provided
Alto Reservoir/ Eagle Creek Trail, Ruidoso, NM	8/2016	3	\$435,700	\$351,663	\$342,971 (-2%)

Justifications: Hobbs City Park - The local economy of Hobbs is highly dependent on oil success and is therefore subject to frequent fluctuations in costs for construction materials and services. Given the substantial amount of concrete use in this project, most of the price discrepancy is due to the high cost of concrete in this area at the time.

## Certifications

City of Albuquerque Capital Implementation Program

# Agreement and Insurance Certification

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

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

Project Name Landscape Architectural Consultants for Citywide On-Call Landscape Architectural Design for the Department of Parks and Recreation

Project Number COA No: 740400

Date April 1, 2020 Firm Name Sites Southwest LLC

Signature 

Title Principal

STATE OF NEW MEXICO )

) ss

COUNTY OF BERNALILLO )

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

George Radnovich

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

25 day of March, 2020

  
(Notary Public)

My commission expires: June 30, 2021



# Pay Equity Reporting Form

## Pay Equity Reporting Form PE10-249

<b>Company name:</b>	Sites Southwest
<b>Mailing address line 1:</b>	121 Tijeras NE, Suite 3100
<b>Mailing address line 2:</b>	0
<b>City, state, zip code:</b>	Albuquerque, NM 87102
<b>Phone:</b>	505-822-8200
<b>E-mail address:</b>	kstyes@sites-sw.com
<b>FEIN number:</b>	85-0448269
<b>EAN number:</b>	0
<b>SHARE vendor number</b>	0
<b>Reporting calendar year:</b>	2018

Job Category	No. Females	No. Males	Gap (Absolute %)
1 - Officers and Managers	1	1	0.09%
2 - Professionals	6	3	8.27%
3 - Technicians	2	1	2.08%
4 - Sales Workers	0	0	N/A
5 - Office and Admin. Support	3	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

Total # Job Categories With No Employees	5
Total # Female Only Job Categories	1
Total # Male Only Job Categories	0
Total # Females (all categories)	12
Total # Full Time Females	4
Total # Part Time Females	8
Total # Males (all categories)	5
Total # Full Time Males	4
Total # Part Time Males	1
Total # Employees	17
Female % Workforce	70.59%
Male % Workforce	29.41%

Document must be signed by the principal executive of the company:

ITB #: \_\_\_\_\_ RFP# PROJECT NO. 740400 PO# \_\_\_\_\_

Phyllis H. Taylor, Principal

Name and title, printed

*Phyllis H. Taylor*

Signature

April 1, 2020

Date



**STATE OF NEW MEXICO**

TAXATION AND REVENUE DEPARTMENT

**RESIDENT BUSINESS CERTIFICATE**

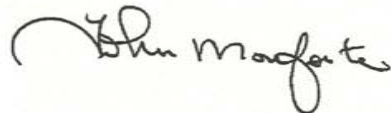
Issued to: **SITES SOUTHWEST LTD CO**

DBA: **SITES SOUTHWEST LTD CO**  
**121 TIJERAS AVE NE STE 3100**  
**ALBUQUERQUE, NM 87102-3461**

Expires: **11-Apr-2021**

Certificate Number:

**L1713248048**



*John Monforte, Acting Cabinet Secretary*

THIS CERTIFICATE IS NOT TRANSFERABLE