



# EC-20-159

## CITY OF ALBUQUERQUE

Albuquerque, New Mexico  
Office of the Mayor

Timothy M. Keller, Mayor

### INTER-OFFICE MEMORANDUM

**DATE:** May 19, 2020

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

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

**SUBJECT:** Mayor's Recommendation of Huitt-Zollars, Inc. for Architectural Consultants for North Domingo Baca Aquatic Center Design

The Selection Advisory Committee (SAC) met via email on May 8, 2020 to consider the following project:

**Project:** Project No: 7139.99; Architectural Consultants for North Domingo Baca Aquatic Center Design

**Agency:** Department of Municipal Development

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

**Project Description:** Design of the North Domingo Baca Aquatic Center in Albuquerque. The project may include the need for studies, analysis, site planning, design, bidding, and/or construction phase services.

The Committee made the following recommendation:

Huitt-Zollars Inc.

FBT Architects

RMKM Architecture

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:

#### **Huitt-Zollars Inc.**


Mayor's Recommendation of Huitt-Zollars Inc. for Project No: 7139.99; Architectural Consultants for North Domingo Baca Aquatic Center Design



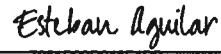
This recommendation is being forwarded for Council consideration and action.

Approved:

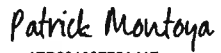

DS  
Ed

 9/17/20  
\_\_\_\_\_  
Sarita Nair, JD, MCRP Date  
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:  
 6/15/2020 | 1:43 PM MC  
\_\_\_\_\_  
Esteban A. Aguilar, Jr. Date  
City Attorney

Recommended:

DocuSigned by:  
 6/15/2020 | 12:41 PM PDT  
\_\_\_\_\_  
Patrick Montoya, Director Date  
Department of Municipal Development  
 06.15.2020 as to form

MIM

Attachments:

Cover Analysis  
Composite SAC Evaluation Form  
Minutes of the SAC Meeting



## **Cover Analysis**

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

This project will develop a new pool facility at North Domingo Baca Park in accordance to the Master Development Plan. The facility will have office spaces, mechanical room, storage, a multi-use pool of a pool capacity of 250-300 bathers, lockers and restroom facilities. The projects may include the need for studies, analysis, site planning, pre-design, design, and/or construction phase services.

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

This legislation will provide an ability to implement development of a large aquatic facility.

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

An aquatic facility is lacking in this part of the city. It will be used by patrons across town, in both the northwest side and northeast side of the city.

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

The cost to develop the pool at North Domingo Baca Park is about \$10- \$12M. Existing funds from General Obligation bonds exist for design, at around \$1M. 2017 General Obligation Bonds are expected to support another \$1M in funds. Proceeds from a revenue bond in 2016 have been approved for \$1M. We are still \$8-\$10 million short of the cost to complete the project. We will need to design the pool at about \$1 M. No Federal funding.

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

No.

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

There will continue to be a gap in service to the north areas of the city and overcrowding at neighboring aquatic facilities.

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

No.



## Composite Selection Advisory Committee Evaluation Form

**Project No: 713999; Architectural Consultants for North Domingo Baca Aquatic Center Design**

**DATE: 5/19/20**

Evaluation Criteria	Maximum Points	Firm Name	Firm Name	Firm Name
		FBT Architects	Huitt-Zollars Inc.	RMKM Architecture
<b>I. General Information</b> 1. Provide Name and Address of Respondent and, if firm, when firm was established. 2. Provide number of employees, technical discipline and registration. 3. Indicate where the services are to be performed.	25	25	25	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	83	88	78
<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	121	129	115
<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	117	125	121
<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	23	23	21
<b>VI. Quality and Content of Proposal</b> 1. Evaluator's rating of overall quality of proposal.	50	41	42	39
Total Possible Points	500	500	500	500
Total Points (Before Point Deductions)		410	432	398
Minus High and Low Scores Total		162	174	154
Total Points (Minus High and Low Scores)		248	258	244
Minus Point Deductions (If Applicable)		1	7	0
Sub-Total (All Applicable Deductions Applied)		247	251	244
Plus Tie Breaker Points (If Applicable)		0	0	0
<b>SAC TOTAL SCORES</b>		<b>247</b>	<b>251</b>	<b>244</b>
Plus Interview Scores		0	0	
<b>FINAL SCORES</b>		<b>247</b>	<b>251</b>	<b>244</b>



Minutes of the Meeting  
of the  
Selection Advisory Committee  
May 8, 2020

via Email

**Architectural Consultants for  
North Domingo Baca Aquatic Center Design**

**Project No. 713999**

**Present:**

Josh Herbert, PM, Department of Parks and Recreation  
Jerry Francis, RA, Department of Municipal Development  
Hartwell Briggs, RA, Aviation Department  
Mark Eshelman, RA, Transit Department  
David Flores, PLA, Department of Parks and Recreation

**Staff:**

Myrna Marquez, Administrator, Selection Advisory Committee

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

**Project Description:**

Design of the North Domingo Baca Aquatic Center in Albuquerque. The project may include the need for studies, analysis, site planning, design, bidding, and/or construction phase services.

**Estimated Compensation**                      \$ 1,200,000.00

The Administrator contacted the SAC Committee and RFP respondents on April 30, 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 1:30pm on May 8, 2020.

Members commented that this was an impressive lot of architectural candidates and the attempt by some firms to do some initial preliminary analysis to convey they are considering the entire site, was appreciated. The proposals were well tailored to the criteria defined at the pre-proposal conference; for the most part, respondents did a good job of addressing the state-of-the-art in-pool sanitation system philosophy and concepts.

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 but the two highest scores were within 5% of each other therefore point deduction were 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 did not make a motion for interviews. 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:

FBT Architects	247
Greer Stafford Architecture, Inc.	243
Huitt-Zollars, Inc.	251
RMKM Architecture	244
Sam Sterling Architecture	239
Vigil & Associates	242

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

FBT Architects	247
Huitt-Zollars, Inc.	251
RMKM Architecture	244

There being no further business before the Committee, the Administrator adjourned the email meeting by emailing everyone the final scores on May 8, 2020 at 2:31 p.m.

*Myrna Márquez*

Myrna Marquez, Administrator  
Selection Advisory Committee

cc: City Clerk



# NORTH DOMINGO BACA AQUATIC CENTER DESIGN

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Project No: 7139.99

APRIL 1, 2020



HUITT-ZOLIARS





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## **Appendix**



April 1, 2020

Josh Herbert  
City of Albuquerque  
CIP Division Office  
One Civic Plaza, 7th Floor, Room 7057  
Albuquerque, NM 87102

RE: RFP No. 7139.99 North Domingo Baca Aquatic Center Design

Dear Mr. Herbert and Members of the Selection Committee:

The City of Albuquerque (COA) is seeking a qualified and experienced A/E firm to assist in the design of an Aquatic Center completing Phase IV for the North Domingo Baca Master Plan. Huitt-Zollars is that firm! Our team understands the COA's objective of realizing the design of a vibrant and accommodating aquatic environment that is sustainable for both present and future needs. Our design approach is based on building a collaborative environment that ensures all stakeholders' interests and concerns are heard, discussed, and resolved. Huitt-Zollars is eager to demonstrate our commitment and design capabilities to the COA. Our qualifications are presented in the following proposal and are summarized below:

## RECENT AND RELEVANT AQUATIC DESIGN EXPERIENCE

The Huitt-Zollars' design team has considerable experience and knowledge in the planning and design of aquatic facilities of all scales, for both public and private entities. Nationwide, Huitt Zollars has designed swimming pools ranging from YMCA's to Water Parks; and most notably, the Marriott Marquis State of Texas-shaped lazy river, located on the 4th floor deck of this extraordinary Urban Resort. In 2019, our Albuquerque office completed the Aquatic Centers in Artesia and Roswell, NM. Currently, we are designing a Swimming Pool Center for the Pueblo of Laguna. This recent experience offers the COA a team with pertinent understanding in user trends, current aquatic design trends, constructability resources as well as model aquatic health code requirements and innovative strategies for both cost control, performance and long-term maintainability.

## NATIONWIDE EXPERTISE

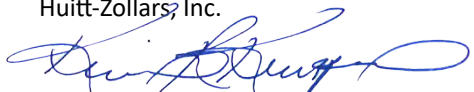
Counsilman-Hunsaker (C-H), the nation's most renowned pool consultant is a valuable addition to our highly skilled team. C-H was an essential part of our team for the Aquatic Centers in Artesia and Roswell and the strong working relationship developed continues in the planning, programming and design for the Pueblo of Laguna. Our combined efforts on collaborative design and quality document production and coordination resulted in two extremely successful and popular projects for southeastern NM. Having completed aquatic design projects in all 50 states, C-H has a true appreciation for the diverse requirements that may occur during the design of aquatic centers. Our team's ultimate goal is to maximize the recreation value of your facility while meeting the required design considerations. Together our team brings unparalleled aquatic center design skills and expertise.

## SUSTAINABILITY LEADERSHIP

Inherent to Huitt-Zollars' design philosophy is a commitment to sustainable design principles. We believe that good design is inseparable from sustainable design. Huitt-Zollars is one of the firms that signed the Architecture 2030 Challenge. Our Sustainability Committee, comprised of architects, engineers, landscape architects is constantly engaged in all aspects of the industry, researching and providing solutions to the company and to our clients.

Huitt-Zollars is the only team equipped to provide COA not only with an exceptional and efficient design but also provides the tools for successful management and operations for the future North Domingo Baca Aquatic Center. Huitt-Zollars and our team appreciates your time in reviewing this proposal and looks forward to working with the City of Albuquerque on this project. If you have any questions or need any additional information please contact us at 505.883.8114.

Sincerely,  
Huitt-Zollars, Inc.



Kim R. Kemper, PE | Senior Vice President



# SECTION I

## GENERAL INFORMATION



*"Roswell needed a dedicated and client oriented design firm to ensure the success of this much-needed project. Huitt-Zollars delivered on point and exceeded the City's expectations. The level of knowledge and expertise provided for the design of the Aquatic Center was bar none plus the personal attention given to our needs was more than evident in the outcome of the facility. The quality of life for the citizens of Roswell has improved because of this Center"*

*- Kevin Dillon, Former Director - CIP and Facilities  
CITY OF ROSWELL*



# I. GENERAL INFORMATION

## FIRM INFORMATION

Huitt-Zollars understands that performance is the key to success and our clients find that our adherence to high standards of performance and responsiveness sets us apart from the competition. Our performance and success are measurable – more than 80 percent of our annual fees come from repeat clientele, proof that our philosophy is working. Huitt-Zollars offers you our mission statement that guides our interactions with clients:

*“Our commitment is to understand the needs of our clients and to meet those needs by delivering professional services with the highest level of quality and integrity.”*

Huitt-Zollars, is a full-service architectural and engineering firm providing design services to public and private clients throughout New Mexico and the southwest. The company was founded in Dallas, TX in 1975 and has been in business locally in Albuquerque and Rio Rancho since March 1997. Huitt-Zollars has a staff of 34 New Mexico personnel, and more than 550+ professional, technical, and support personnel corporate-wide, with diversified skills capable of handling highly complex multi-discipline assignments. Huitt-Zollars is ranked among the nation’s top design firms by Architectural Record and Engineering News-Record.

The strength of Huitt-Zollars lies in its people, and their ability to provide expertise in all disciplines required for a project. We have developed an innovative approach to planning and design that ensures a detailed integration and coordination of all disciplines. Known as **ADVANCEDDESIGN**, Huitt-Zollars’ strength springs from our commitment and ability to execute this program. **ADVANCEDDESIGN** is a company-wide philosophy, and the City of Albuquerque can count on Huitt-Zollars’ commitment to design excellence that provides value to your future North Domingo Baca Aquatic Center. This program provides a single focus for the project, resulting in smoother progression, efficient designs that balance function, economics, sustainability, and aesthetics.



### Albuquerque Office Contact

6501 Americas Pkwy NE, Suite 830  
Albuquerque, NM 87110  
P: 505.883.8114  
F: 505.883.5022

### John Jarrard, Project Manager (PM)

jjarrard@huitt-zollars.com  
www.huitt-zollars.com

### Joseph Gallegos, Deputy PM & QA/QC

jgallegos@huitt-zollars.com  
www.huitt-zollars.com

### New Mexico Employees by Discipline

4	Architects
3	Architect Interns
7	Civil Engineers
9	Designers, BIM / CADD Techs
4	Surveyors
2	Construction Managers
1	I.T. Computer Support
4	Administrative

**34 Total New Mexico Personnel**

### Huitt-Zollars Team Members

#### Discipline & Registration

John Jarrard	RA- NM #1658
Joseph Gallegos	RA- NM #3977
José Zelaya	RA- NM #4370
Kemper, Kim	PE- NM #10542
Larry McDonald	RA- NM #4238
Robert Demeule	PE- NM #16014

Huitt-Zollars can take a project from start to finish, from initial master planning through the design process to construction administration. The public sector percentage of the Huitt-Zollars offices in Albuquerque and Rio Rancho is approximately 80 percent with 50 percent being educational institutions. Huitt-Zollars’ Quality Management system earned the Piñon Recognition Award by Quality New Mexico for excellence in customer service and understanding. Dedication to these quality objectives has been documented by our adoption of ISO 9001-2015 quality management principles and proven by our active participation in a year-long state-administered program that led to ISO 9001-2015 (Quality Management Systems).

## STAFF DISCIPLINES / REGISTRATION

Huitt-Zollars offers services in architecture, civil engineering, construction management, and surveying.

- Kim Kemper, PE will serve as our Principal-in-Charge. Kim is a Senior Vice President of the firm and the Managing Principal of the Rio Rancho office. Kim is authorized to sign agreements with the City of Albuquerque for this contract.
- John Jarrard, AIA, LEED AP, Vice President will serve as our Project Manager.
- Joe Gallegos, AIA, LEED AP BD+C, Vice President and Managing Principal of the Albuquerque office will serve as Deputy Project Manager and QA/QC.

Our Federal Tax ID Number is 75-1500178 and our New Mexico CRS Number is 02-279106-000.

## LOCATION OF SERVICES TO BE PERFORMED

All work performed on this contract will be provided by local personnel. Services will be performed in the Huitt-Zollars office at 6501 Americas Parkway NE, Suite 830, Albuquerque, NM and work performed by our sub-consultants will be performed in their respective local offices. Our engineers will perform field reconnaissance, attend meetings, and perform site visits and inspections on this project. The exception is our aquatic consultant, Counsilman-Hunsaker, who will provide their services from Denver, CO.





# SECTION II

## PROJECT TEAM MEMBERS

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*"We felt complete confidence in the quality of their work every step of the way. Their in-depth knowledge of aquatic facilities gave us peace of mind as we embarked on the planning of our \$20 million Aquatic Center. Huitt-Zollars coordinated all disciplines without any difficulty, it was a seamless and transparent process "*

*- Sandra Borges, President  
ARTESIA AQUATIC CENTER FOUNDATION*



## II. PROJECT TEAM

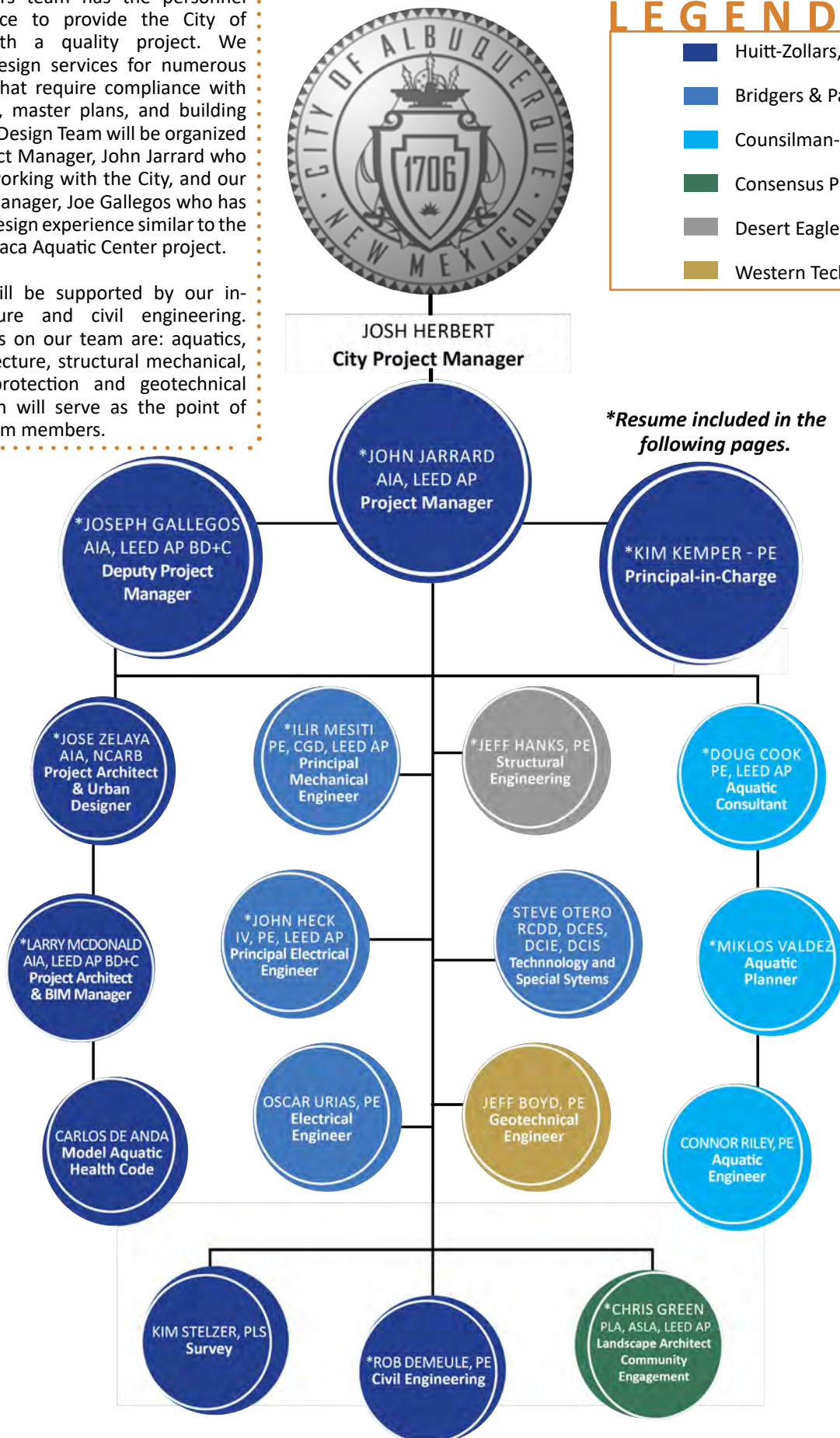
### ORGANIZATION PLAN

The Huitt-Zollars team has the personnel and experience to provide the City of Albuquerque with a quality project. We have provided design services for numerous public agencies that require compliance with owner standards, master plans, and building committees. The Design Team will be organized around our Project Manager, John Jarrard who has experience working with the City, and our Deputy Project Manager, Joe Gallegos who has relative aquatic design experience similar to the North Domingo Baca Aquatic Center project.

John and Joe will be supported by our in-house architecture and civil engineering. Other consultants on our team are: aquatics, landscape architecture, structural mechanical, electrical, fire protection and geotechnical engineering. John will serve as the point of contact for all team members.

### LEGEND

- Huitt-Zollars, Inc
- Bridgers & Paxton
- Counsilman-Hunsaker
- Consensus Planning, Inc.
- Desert Eagle Engineering, LLC
- Western Technologies Inc.





John Jarrard has 43 years of experience in facility design and project management. He is experienced in several management softwares and utilizes this knowledge in directing and coordinating project resources, project personnel, submittals, and schedules. Jarrard is especially familiar with the City of Albuquerque processes and protocols having managed or assisted in the design of several recent City projects.

#### EXPERIENCE, EDUCATION, AND CERTIFICATIONS

43 years of architectural experience  
BA, Architecture - The University of New Mexico  
Registered Architect - New Mexico #1658

#### RELEVANT PROJECTS

- \*Artesia Aquatic Center | Artesia, NM
- \*Roswell Recreation & Aquatic Center | Roswell, NM
- \*Pueblo of Laguna Swimming Pool | Laguna, NM
- \*Central & Unser Transit Center Expansion | Albuquerque, NM
- \*Fueling Facility Upgrades-Pino Yards & Eastside | Albuquerque, NM
- \*Seven Bar Park & Ride | Albuquerque, NM
- \*Uptown Transit Facility | Albuquerque, NM

#### DEPUTY PROJECT MANAGER & QA/QC

JOSEPH GALLEGOS, LEED AP BD+C

Joe has extensive experience with aquatic and recreational center design projects and will serve as the Deputy Project Manager for the COA's North Domingo Baca Aquatics Center. Joe wholeheartedly believes that the design process is an opportunity for collaborative, synergistic, and innovative problem solving. He envisions clients as partners in the process of creating a design rich with cutting edge technology, visionary contextual design, and forward-thinking sustainability. Joseph's commitment to client service and client partnership are evident in the way he listens and responds to clients' needs, guides clients in building capacity, collaboratively works to overcome challenges, and ultimately makes the client's architectural dreams a reality.

#### EXPERIENCE, EDUCATION, AND CERTIFICATIONS

25 years of architectural and planning experience  
Master of Architecture - The University of New Mexico  
BA in Architecture - The University of New Mexico  
Registered Architect - New Mexico #3977

#### RELEVANT PROJECTS

- \*Artesia Aquatic Center | Artesia, NM
- \*Roswell Recreation & Aquatic Center | Roswell, NM
- \*Pueblo of Laguna Swimming Pool | Laguna, NM
- \*Fueling Facility Upgrades- Pino Yards & Eastside | Albuquerque, NM
- Zuni Wellness Center | Zuni, NM
- Zuni Teen Youth and Family Wellness Center | Zuni, NM

#### ROLE OF DEPUTY PROJECT MANAGER

Huitt-Zollars Deputy Project Manager Joseph Gallegos brings 25 years of experience designing for, and managing a range of different types of architectural projects, but what makes him an important part of this team is his recent experience with Aquatic projects including: Artesia Aquatic Center, Roswell Recreational and Aquatic Center, and the Laguna Swimming Pool. All of which are very recent successes for him, Huitt-Zollars, and our clients. With over 65 years of combined experience, John Jarrard, who has outstanding experience working with the COA, and Joe Gallegos, will be an unmatched leadership team. We assure the City of Albuquerque that this collaboration will be advantageous throughout the process.

Kim R. Kemper has 37 years of experience in the planning, development, design and quality control for civil, transportation, and utility projects throughout New Mexico. He has served as the Principal-in-Charge, Project Manager, or Project Engineer on over one-hundred infrastructure projects in the Albuquerque area. In addition, Kim possesses a New Mexico GB98 General Contractors License.

#### EXPERIENCE, EDUCATION, AND CERTIFICATIONS

37 years of engineering experience  
BS, Civil Engineering - New Mexico State University  
Professional Engineer - New Mexico #10542

#### RELEVANT PROJECTS

- \*Artesia Aquatic Center | Artesia, NM
- \*Roswell Recreation & Aquatic Center | Roswell, NM
- \*Pueblo of Laguna Swimming Pool | Laguna, NM
- \*On-Call Engineering Services, Small Bikeways | Albuquerque, NM
- \*Albuquerque Sunport Survey & Engineering | Albuquerque, NM
- \*Central & Unser Transit Center Expansion | Albuquerque, NM
- \*Seven Bar Park & Ride | Albuquerque, NM
- \*Rapid Ride Shelters (CA Services) | Albuquerque, NM

#### PROJECT ARCHITECT

JOSÉ ZELAYA - AIA, NCARB

José Zelaya is an architect and urbanist with 24 years of experience in architectural and planning projects of various scales. José works closely with communities to respond to their desire for good design, meaningful and relevant public spaces for community gathering, recreation and entertainment. José is particularly skilled at the design of public buildings with an emphasis in recreation and civic uses, as catalysts for urban transformation and economic vitality. He understands that urban design and the architecture of buildings have the potential to impact towns and neighborhoods for generations. José is a professor of Architecture at the University of New Mexico and the co-author of The Plazas of New Mexico

#### EXPERIENCE, EDUCATION, AND CERTIFICATIONS.

24 years of architectural and urban planning experience  
Master of Architecture - The University of New Mexico  
Post Graduate Urban Environmental Planning- IHS, The Netherlands  
Master of Architecture - National University of Honduras  
Registered Architect - New Mexico #4370

#### RELEVANT PROJECTS

- \*Artesia Aquatic Center | Artesia, NM
- \*Roswell Recreation & Aquatic Center | Roswell, NM
- \*Pueblo of Laguna Swimming Pool | Laguna, NM
- \*COA Brown Properties Mixed-use | Albuquerque, NM
- \*COA Balloon Fiesta Park Visioning Plan | Albuquerque, NM
- \*COA 4th and Montañito Visioning Plan | Albuquerque, NM

*\*Referenced in Section III of this Document*



Larry is an Architect with 23 years of experience. His experience has provided him with valuable insight and experience into the entire building process from conceptual design illustration, coordinating multi-discipline design teams, to resolving construction challenges on the job site in both new and complex projects. Mr. McDonald has worked in all capacities for a variety of different building types including; residential, educational, healthcare, governmental, institutional, and industrial type projects using various construction techniques and delivery methods.

#### EXPERIENCE, EDUCATION, AND CERTIFICATIONS

23 years of architectural experience  
Master of Architecture - The University of New Mexico  
Registered Architect - New Mexico #4238

#### RELEVANT PROJECTS

**\*Pueblo of Laguna Swimming Pool | Laguna, NM**  
Don Res. Convenience Ctr., Modular Office Bldg | Albuquerque, NM

Robert has 22 years of experience in planning, developing, and providing project management for civil and environmental engineering projects. He has experience in project management, planning, public involvement, construction documentation preparation, construction estimating, and quality control. Robert has designed or managed a broad spectrum of municipal projects and has significant experience with the city process.

#### EXPERIENCE, EDUCATION, AND CERTIFICATIONS

22 years of engineering experience  
BS, Civil Engineering - The University of New Mexico  
Professional Engineer - New Mexico #16014

#### NOTEWORTHY PROJECTS

Southern Blvd. Reconstruction | Albuquerque, NM  
US 550 & NW Loop Rd. Intersection | City of Rio Rancho, NM  
Drainage Master Plan | Rio Rancho, NM  
City of Rio Rancho Industrial Park Drainage | Rio Rancho, NM  
Winrock Redevelopment Phase II | Albuquerque, NM

#### AQUATIC CONSULTANT DOUG COOK, P.E. LEED AP



Doug Cook is responsible for managing and monitoring the performance of the firm, thus leading multiple studios within the Counselman-Hunsaker team that design, engineer, and operate aquatic facilities across the country and abroad. Doug's most prominent project portfolio includes collegiate-level facility design as well as extensive experience in both K-12 and municipal recreation aquatic facilities. As a LEED Accredited Professional, Doug manages the entire project, from the initial concept design, design management and project leadership throughout the construction administration process. Doug's engineering responsibilities also include the design of all swimming pool mechanical systems.

#### EXPERIENCE, EDUCATION, AND CERTIFICATIONS

26 years of aquatic experience  
MBA St. Louis University  
BS, Civil Engineering - University of Iowa  
Professional Engineer - New Mexico #16885

#### RELEVANT PROJECTS

**\*Artesia Aquatic Center | Artesia, NM**  
**\*Roswell Recreation & Aquatic Center | Roswell, NM**  
**\*Pueblo of Laguna Swimming Pool | Laguna, NM**  
Colorado Mesa University - El Pomar Natatorium | Mesa, CO  
Georgia Institute of Technology - Aquatic Center | Atlanta, GA  
Great Outdoors Waterpark | Lafayette, CO  
Stanford University - Avery Aquatic Center | Stanford, CA

#### AQUATIC CONSULTANT MIKLOS VALDEZ



Miklos specializes in aquatic business planning, feasibility studies, and operational training and development. Miklos has over 10 years of experience in recreation and aquatics as a pool and waterpark manager. His experience and knowledge includes indoor and outdoor facilities, competition pools, swim meet management, customer service and fitness facilities. Miklos' expertise allows him to successfully conduct master planning and business planning services to clients for new facilities and renovations. Miklos also provides clients with pre-opening management services including lifeguard training, customer service training, operating manuals and sustainable programming.

#### EXPERIENCE, EDUCATION, AND CERTIFICATIONS

14 years of aquatic experience  
BA, Baylor University

#### RELEVANT PROJECTS

**\*Artesia Aquatic Center | Artesia, NM**  
**\*Roswell Recreation & Aquatic Center | Roswell, NM**  
**\*Pueblo of Laguna Swimming Pool | Laguna, NM**  
**Jal Public Schools Aquatic Center | Jal, NM**  
**Las Cruces Regional Aquatic Center | Las Cruces, NM**  
Bridgeport Aquatic Center | Bridgeport, WV  
Cheltenham Township Pools | Cheltenham, PA  
Bedford Aquatics Centers | Bedford, TX  
Colorado State University Pool | Pueblo, CO  
Cutler Bay Aquatic Center | Cutler Bay, FL  
Durham Aquatic Centers | Durham, NC  
Fife Aquatic Center | Fife, WA  
Hampton Recreation Center | Hampton, VA  
Holiday World Splashin' Safari | Santa Claus, IN  
Maui County-Wide Aquatics Master Plan Study and Audit | Maui, HI

*\*Referenced in Section III of this Document*



## LANDSCAPE ARCHITECT & COMMUNITY ENGAGEMENT

CHRIS GREEN, PLA, ASLA, LEED AP



Chris will be responsible for the day-to-day administration of the landscape contract, as well as managing the community involvement. 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 projects for various City departments including Parks and Recreation DMD, Senior Affairs, and Family and Community Services. He has vast experience in managing design teams on large-scale recreational projects and facilitating public input on such projects. Chris has been intimately involved in the development of North Domingo Baca Park, from preparation of the overall Master Plan through multiple phases of design/construction to the ongoing construction of the gymnasium addition to the Multi-Generation Center. 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.

### EXPERIENCE, EDUCATION, AND CERTIFICATIONS

34 yrs of landscape architecture & project management experience  
BS in Design (Landscape Architecture), Arizona State University  
Professional Landscape Architect - NM #234

### RELEVANT PROJECTS

#### North Domingo Baca Park | Albuquerque, NM

Manzano Mesa Community Park (Including Splash Pad) | Albuquerque, NM

## MECHANICAL ENGINEERING

ILIR MESITI, PE, CGD, LEED AP



Ilir Mesiti is a Principal, Mechanical Engineer for Bridgers & Paxton. He brings 16 years of experience in engineering and project management utilizing skills acquired from a background in engineering design and construction experience. He is committed to the project from beginning to end with an emphasis on collaboration and resolution of challenges encountered during design and construction. He is responsible for all technical aspects of design, management, staffing and internal scheduling at Bridgers & Paxton. Ilir provides quality assurance, reviews of completeness and develops fees on projects. He oversees engineering and is the interface between Bridgers & Paxton and the client.

### EXPERIENCE, EDUCATION, AND CERTIFICATIONS

16 years of engineering experience  
BS, Mechanical Engineering - The University of New Mexico  
Professional Engineer - New Mexico #20505

### RELEVANT PROJECTS

Jicarilla Apache, Community Wellness & Aquatic Center | Dulce, NM  
City of Gallup Aquatic Center | Gallup, NM  
UNM Johnson Center Exp. & Renovation (JCER) | Albuquerque, NM

## STRUCTURAL ENGINEERING

JEFF HANKS - DESERT EAGLE ENGINEERING



Jeff has over 42 years of experience in the structural engineering field as both project engineer and project manager on a wide variety of projects. These project types include design of classrooms, gymnasiums, and common areas for schools, retail shopping centers, office buildings, warehouses, manufacturing plants, bridges, and casino expansions.

### EXPERIENCE, EDUCATION, AND CERTIFICATIONS

42 years of civil and structural engineering experience  
BS, Civil Engineering, University of New Mexico  
Professional Engineer - New Mexico #8551

### RELEVANT PROJECTS

\*City of Artesia Aquatics Center | Artesia, NM  
\*City of Roswell Recreation Center | Roswell, NM  
\*Pueblo of Laguna Swimming Pool | Laguna, NM  
Defined Fitness | Farmington, NM  
Defined Fitness | Rio Rancho, NM (2 locations)

## ELECTRICAL ENGINEERING

JOHN F. HECK, IV, PE, LEED AP



John is a Vice President and Electrical Project Manager for community projects at Bridgers & Paxton. His 31 years of experience brings to the team a broad range of project experience including work in government, institutional, commercial and industrial facilities. John's design experience in this area includes power distribution systems that take into account nonlinear, electronic loads and advanced highly efficient lighting systems that eliminate unwanted glare and create comfortable learning environments, as well as energy and environmentally sensitive devices such as fluorescent lighting, occupancy sensors, lighting control systems, daylight sensing and HVAC sensors, as they apply in coordination with building management systems.

### EXPERIENCE, EDUCATION, AND CERTIFICATIONS


31 years of engineering experience  
BS, Electrical Engineering - California Polytechnic State University  
Professional Engineer - New Mexico #12498

### RELEVANT PROJECTS

COA Los Altos New Pool Building & Renovations | Albuquerque, NM  
Jicarilla Apache, Community Wellness & Aquatic Center | Dulce, NM  
City of Gallup Aquatic Center | Gallup, NM  
COA Civic Plaza Renovations | Albuquerque, NM  
Lovington Community Wellness Ctr. & Natatorium | Lovington, NM

*\*Referenced in Section III of this Document*





The complexity of the Artesia Aquatic Center required constant attention, information, accessibility, and flexibility. Jose Zelaya and Carlos DeAnda were readily accessible by telephone, email, and unannounced office visits. Jose Zelaya and his team were always willing to listen to Contractor concerns and ideas and made decisions based on all information presented. The Artesia Aquatic Center was my first experience with Huitt-Zollars and I look forward to working together again on future projects.

- Brad Treseder, Senior Project Manager  
JAYNES CORPORATION

# SECTION III

## RESPONDENT EXPERIENCE

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### III. RESPONDENT EXPERIENCE

#### 1. PREVIOUS PROJECTS OF SIMILAR NATURE

*"Waide Construction worked with HZ on the Roswell Rec & Aquatic Center and established a productive working relationship. Their willingness to listen to cost or time savings options were helpful to the Owner. Their timely responses to questions and reviews allowed for no delays. Waide Construction highly recommends HZ for your project"-*

*Matty Roehl, Sr. Project Manager  
WAIDE CONSTRUCTION*



#### Roswell Recreation and Aquatic Center | Roswell, NM

In 2016, the City of Roswell selected Huitt-Zollars to provide design services for their new Recreation and Aquatic Center. The approximately 53,000sf Center includes an 11,100sf Aquatic Center which consists of an 8-lane, 25-yard lap natatorium with ample spectator seating. Restrooms and lockers are located adjacent to the natatorium. The exterior family aquatics area consists of an outdoor zero-entry pool for toddlers and various family-friendly play structures. A concession area serves both the interior of the Center as well as the outdoor family aquatic area. Because of the large events planned for the new Center, the site required to be large enough to accommodate 300 parking spaces. The Aquatic Center was added to the Recreation Center project after the City's only eighty-year-old pool was shut down due to structural issues.



**Cost:** \$20 million

**Completion Date:** May 2019

**Relevance:** Municipal Facility; Aquatic Center

**Contact:** Kevin Dillon, City of Roswell, 505.217.6101

**Staff Assigned/Roles:**

Joe Gallegos - Project Manager

Kim R. Kemper - Principal-in-Charge

John Jarrard - QA/QC

José Zelaya - Project Architect

Carlos DeAnda - Aquatic Designer

Desert Eagle Engineering - Structural Eng.

Councilman-Hunsaker - Aquatic Consultants



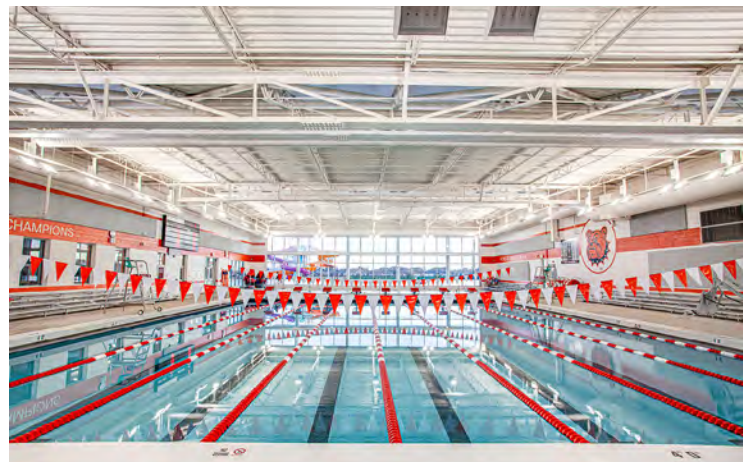


# ARTESIA AQUATIC CENTER



## Artesia Aquatic Center | Artesia, New Mexico

In 2017, the Artesia Aquatic Foundation (AAF) selected Huitt-Zollars to provide design services for the new Family Aquatics Center and High School competition pool in partnership with the City of Artesia, Artesia Public Schools, and Artesia General Hospital, and under the guidance and support of the AAF. Huitt-Zollars conducted a comprehensive programming study to not only define the user requirements, but track the projected budget target costs as well as the future operations and maintenance costs. Located on ten acres of land, the facility features four different aquatic elements: a natatorium with two indoor pools, a 25-yard / 8-lane competition pool, and a 60-foot long 4-lane flexible/training warm-up/cool-down pool, and two outdoor family aquatic pools. Currently, the Artesia Aquatic Center is a popular attraction for local and regional events, as well as an entertaining destination for visitors. The Center's amenities, the indoor competition pools, the outdoor pool's oil-rig water tower, inspired by the first commercial oil well in Artesia, and the iconic Bulldog-shaped outdoor pool, the local high school mascot, gives the Artesia Aquatic Center a unique and distinctive resort feel and most importantly a striking facility that provides the residents of Artesia a great sense of community pride.



**Cost:** \$18.3 million

**Completion Date:** May 2019

**Relevance:** Municipal Facility; Aquatic Center

**Contact:** Sandra Borges, AAF, 575.513.0886

### Staff Assigned/Roles:

José Zelaya - Project Manager

Kim R. Kemper - Principal-in-Charge

Joe Gallegos - Project Architect

Carlos DeAnda - Aquatic Designer

Counsilman-Hunsaker - Aquatic Consultants

Desert Eagle Engineering - Structural Eng.



# PUEBLO OF LAGUNA SWIMMING POOL COMPLEX



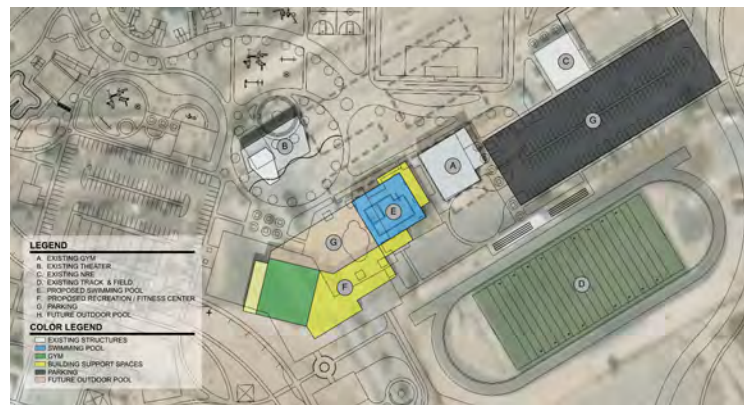
## Pueblo of Laguna Swimming Pool | Laguna, NM

The Pueblo of Laguna selected Huitt-Zollars to provide planning, programming and design services for their future Swimming Pool. The new Swimming Pool will be part the K'awaika Campus; a Recreational, Community and Wellness complex situated at the heart of the Pueblo. The project will be planned and designed to accommodate a future Recreational/Community Center which will be connected to the Pool building.

In collaboration with the Pueblo, Huitt Zollars created and deployed an advertising campaign to raise awareness and an on-line survey to engage the community. In less than 2 weeks, we received an encouraging 190 responses. The input from the Pueblo of Laguna community members helped us determine their wants and needs for the facility. One of the results is a 4,400 SF multi-use indoor recreational pool that can be programmed for playing, lap swimming, lessons and water fitness classes. The pool features a 1-meter diving area and a water slide. The new facility will be modest in materials and size but will open up to the breathtaking views of the region.

Conceptual Design Phase work completed to date:

- Conceptual Site Plan Options and Phasing
- Conceptual Floor Plan Layouts
- Conceptual Images



**Projected Cost:** \$6.2 million

**Completion Date:** TBD

**Relevance:** Municipal Facility; Aquatic/Swimming Pool

**Contact:** Brandon Herrera, Pueblo of Laguna, 505.522.1200

### Staff Assigned/Roles:

José Zelaya - Project Manager

Kim R. Kemper - Principal-in-Charge

Joe Gallegos - Project Architect

Carlos DeAnda - Aquatic Designer

Councilman-Hunsaker - Aquatic Consultants

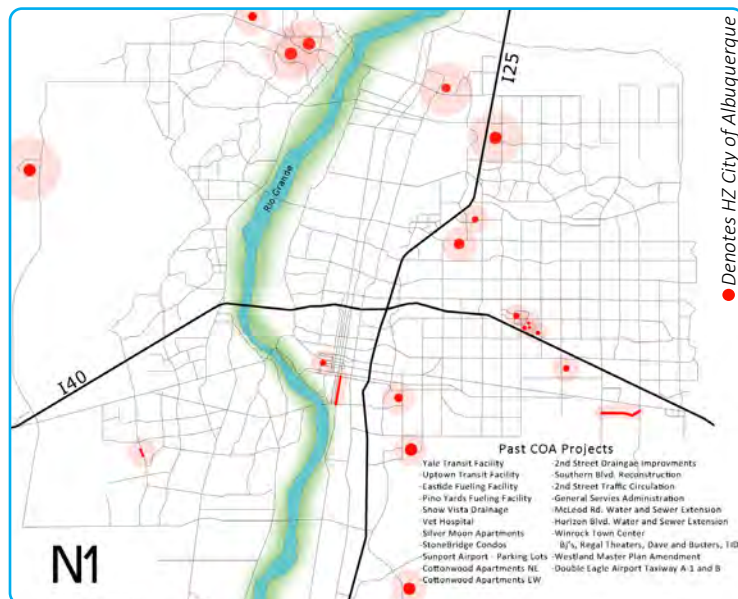
Desert Eagle Engineering - Structural Eng.



## 2. PROJECT MANAGER'S CITY EXPERIENCE

Huitt-Zollars' proposed Project Manager, John Jarrard, has worked with the City of Albuquerque and is familiar with the City's procedures and design requirements. Jarrard's recent experience includes serving as the Project Manager for the Central & Unser Transit Center Expansion, and Fueling Facility Upgrades. Additional City experience includes the Uptown Transfer Center, the Yale Transit Facility updates, the Law Enforcement Center (a joint City/County Administration Building for APD, and Bernalillo County Sheriff's Office.) Additional City of Albuquerque Project Manager experience was achieved for the prototype bus shelter designs, along with the Westside Transit Facility Master Plan. Jarrard also served as Project Architect for the Seven Bar Park and Ride Facility. Throughout all of these experiences, Jarrard has gained an exceptional knowledge of City procedures, protocols, and concerns.

As seen on the map to the right, Huitt-Zollars has completed many successful projects for the City of Albuquerque and has the experience and expertise to provide the City with an aquatic facility that will provide joy and delight for its citizens.



### Central & Unser Transit Center Expansion | Albuquerque, NM (COA Project No. 7616.94)

Huitt-Zollars worked with ABQ Ride to upgrade various components of the transit infrastructure. Located adjacent to the City's recently completed Central & Unser Library, the existing facility was expanded to provide dedicated platforms for the new bus fleet that facilitate rapid passenger embarkation/disembarkation movements. Additional conventional bus berths will also be provided to address peak-time congestion and to maintain adequate headway for the buses. Special design features such as rainwater harvesting and photo-voltaic arrays were investigated and incorporated into the design. A new covered outdoor passenger waiting area was separated with xeriscape and spaces are provided for future concession stands.



**Cost:** \$2.8 million

**Completed:** July 2019

**Relevance:** City of Albuquerque Project; Site Assessments

**Contact:** Mark Eshelman, Project Manager, 505.724.3148

#### Staff Assigned/Roles:

John Jarrard - Project Manager

Kim R. Kemper - Principal-in-Charge

Joe Gallegos - QA/QC

Bridgers & Paxton - MEP Services









*"Huitt-Zollars' attention to our needs was outstanding. We requested a bulldog shaped pool, and that is no easy feat. Huitt-Zollars designed a one of a kind Bulldog pool. Huitt-Zollars is not just an architectural firm, they are wonderful people that truly care about the client and their needs."*

*- Sandra Borges, President  
ARTESIA AQUATIC CENTER FOUNDATION*

## SECTION IV

### TECHNICAL APPROACH

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## IV. TECHNICAL APPROACH

### STATEMENT OF THE PROJECT OBJECTIVES

It is our Team's understanding the City of Albuquerque, Parks and Recreation Department is requiring at a minimum, the features listed below for the future North Domingo Baca Aquatic Center -

#### Community Engagement

##### Competitive Swimming Venue – Three bodies of water

- 10 lane (25m) by 25-yard Competition Pool (NCAA requirements for water polo and swimming)
- Leisure pool and Diving well (4ft-14.5ft with two 25-yard lap lanes)
- Outdoor – Leisure pool with slides and water features. Pool will consist of four (min.) 25-yard lap lanes; Splash Pad
  - National level swim meets
  - Ample spectator seating
  - Ample visitor parking
  - Digital Video Board/State of the art timing system
  - Learn to Swim Programs

##### Other requested uses for Pools

- Water Polo; Springboard Diving, Recreational Lap Swimming Activities; Scuba Diving Training; Water Therapy and Exercise Classes

##### State of the Art Facility

##### Energy Efficient Building

### TECHNICAL APPROACH TO ACHIEVING THE PROJECT GOALS

Listed below is our technical approach on fulfilling the City of Albuquerque's project objectives for the North Domingo Baca Aquatic Center -

#### COMMUNITY ENGAGEMENT

An important factor guiding the design for the new Aquatic Center will be meeting with and listening to the community during the design process. Our Team understand the critical nature of this project to the COA. Chris Green, Jose Zelaya and Miklos Valdez, will serve as our Community Engagement liaisons. Chris will lead this community engagement effort because of his experience in managing design teams on large-scale recreational projects and facilitating public input on such projects. Chris has been intimately involved in the development of North Domingo Baca Park, from preparation of the overall Master Plan through multiple phases of design/construction to the ongoing construction of the gymnasium addition to the Multi-Generation Center. Our community-involved design approach to aquatic facilities will be customized to fit the needs, desires and objectives of the COA and its citizens. We will meet with all stakeholders to actively discuss the leisure pool goals and features envisioned for this project. Once they are identified, these features will be prioritized as 'preferred', 'satisfactory' and 'acceptable', and these rankings will guide the conceptual designs for the new facility.

#### SITE

The landscape design for the new Aquatic Center will compliment the same design concepts of the existing North Domingo Baca Campus including:

- minimize water use and maintenance while providing a visually appealing environment
- form earthen berms to define outdoor areas and create sightlines into the landscape.
- plant materials - formal and informal, will be layered in terms of color, height and texture to create interest and movement in the landscape create a community oasis with the application of shade trees.
  - locate and select trees and shrubs for their seasonal color and texture and group in striking patterns to highlight these features while preserving the stunning views of the Sandia Mountains.
- native plants - water conserving plant, requiring less pesticides and fertilizers
- higher density planting to be in areas of more visibility and pedestrian circulation, and lower density
  - plantings occur in areas of less pedestrian circulation, such as open space not used for field sports.
- site grading - parking areas for water harvesting opportunities.
  - planting islands within the parking areas depressed and curb inlets for surface drainage to percolate into the landscape.

#### COMPETITIVE SWIMMING VENUE - NATATORIUM

Throughout the stakeholder and community input process, we will confirm and study the competition swimming, waterpolo and diving needs and desires to create a facility design that both meets the needs of the community and meets budget goals. Competition pool layouts will meet the requirements of all applicable governing bodies including USA Swimming/Water Polo, USA Diving, FINA, NCAA and UIL. The bodies of water will also need to meet the programming needs of the community, which means deep water sections for diving and scuba training, as well as shallow/warmer water areas for learn to swim, fitness and therapy and recreational swimming. Competitive swimmers want a fast pool, which means deeper and colder water, while recreation swimmers require warmer shallower areas. Amenities like bench seating, therapy jets and play features will help to meet the needs all user groups. Our Design Team is the most experienced in designing both competitive high level aquatic facilities and multi-generational pool facilities.

**Timing and Video Board** - A critical part of any aquatic competition is the timing system and video board. Major features:

- time keeping and record display functions
- advertising opportunities for COA events or sponsors
- video boards - Movie nights at NDB Aquatic Center
- times and scores create for record breaking times

Our Team will ensure that these options are discussed which in turn will provide a pleasing and attractive feature to display the successes of the future North Domingo Baca Aquatic Center.



Locker Room

Well-designed locker rooms will not only attract users to a facility, but will definitely keep them coming back. To ensure this happening, our Team will design locker and dressing room spaces that are inviting and comfortable and safe for users of all ages. As this will be a competition venue, consideration will be made for visiting teams and swimmers, and USA Swimming Safe Sport guidelines, to create a comfortable and safe environment for swimmers and spectators.

Lifeguards

The lifeguard area is a break and meeting area for lifeguards to view critical information like schedules, safety instructions, and other general communication. Lockers and changing areas/bathrooms are common in lifeguard areas. The lifeguard area typically also serves as the first aid station and will store necessary first aid supplies. Our design team will work with the COA to meet the needs of their lifeguard staff and create an area that will be both inviting to staff members and a safe space for the community.

Building Security

The public's security is of utmost importance in today's world. The Roswell Recreation and Aquatic Center main lobby was designed as a secured and controlled area. No unauthorized entry is allowed to the rest of the facility unless the staff remotely opens the doors. This layer of protection provides a piece of mind to the users of this facility. The same care will be given to the COA by our team regarding the issue of building safety.

Mechanical Room

A well thought out mechanical space will help make maintenance and operations easier and safer for staff members. The design team will work with COA staff to provide a well designed mechanical room for ease of operation which means a safer aquatic facility for the COA. Considerations like service access, separate chemical rooms, mechanical access, storage and future flexibility area all things the design team will discuss and work into the mechanical room design.

OUTDOOR FAMILY AQUATIC

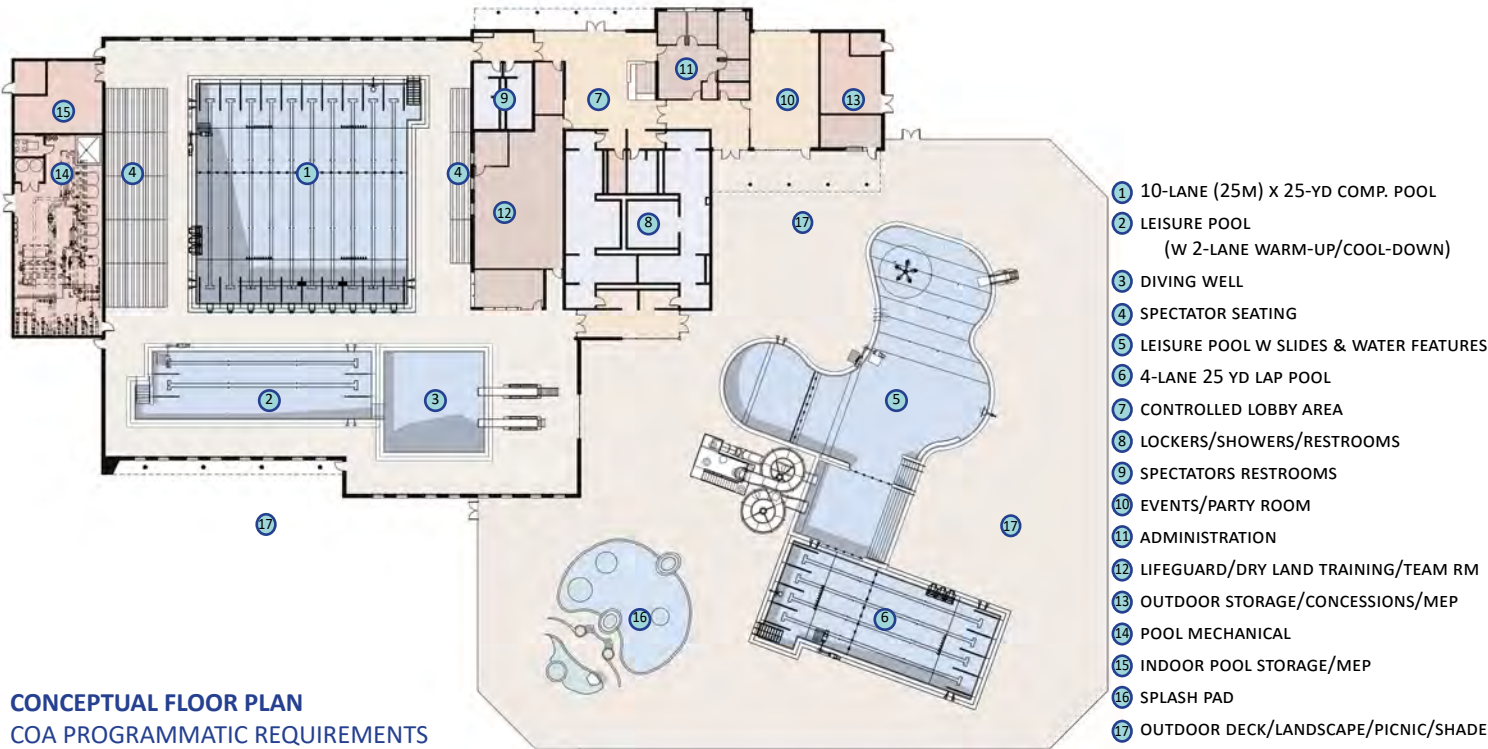
The design team will create a design that meets the needs and desires of the community for an outdoor aquatic space. Per the COA initial requirements we know the following amenities are required:

- four (4) lane lap pool and recreation pool
- zero entry tot pool area
- splash pad and outdoor pool amenities

In our Team's past three projects, we have introduced other potential outdoor amenities and would love to discuss new opportunities with the COA. Each pool will be designed with the community needs and desires in mind and could include any number of recreation features. Our Team will work with the COA to determine which features would be most attractive and beneficial to the community and would meet budget goals.

AQUATIC FEATURES AND COMPONENTS

Our Team is unique in the experience they bring to your project in that they aren't just architects and engineers that specialize in pool engineering and design. They come from backgrounds as competitive athletes from neighborhood recreational leagues to world record holders, coaches, former facility owners, lifeguards, and aquatic facility managers. During the design process, we look at the project through these different points-of-view and experiences. From a risk management and operational perspective, our team will assist with lifeguard placement and sightlines, O&M manuals, CPO and AFO instruction, developing written and comprehensive standard operating procedures, and perform launch operations training. **CH has been exclusively in the aquatics design and consulting business for over 45 years and is viewed as the industry leader, and have continued to work with hundreds of different local, state, provincial, and national codes; helped develop standards such as the Model Aquatic Health Code (currently adopted in New Mexico); and are members of NSF, NSPF, and countless other bodies.** This perspective and experience has allowed our team to become intimately aware of the best and most responsible design practices. It is this insight into the world of aquatics that separates our team from any other.





## AQUATIC FEATURES AND COMPONENTS

### FILTERING SYSTEM-SANITATION

**Calcium Hypochlorite – Sanitizer** – Calcium hypochlorite (briquette chlorine) is a Class 3 oxidizer and is corrosive. Calcium hypochlorite tablets are placed in canisters and pool water is bypassed through the erosion feeders, dissolving the tablets and introducing chlorinated water back into the pool. Calcium hypochlorite is typically delivered in 5-gallon plastic containers that weigh approximately 50 lbs.

**CO2 – pH Buffer** – CO2 is a liquid and when it's vented it becomes a gas. CO2 is an alternative pH balancing chemical that is effective with "soft" source water. CO2 is injected into water to release oxygen and carbonic acid. It is stored in 150 lb or 500 lb tanks.

**AOP Pool Treatment System – Secondary Sanitizer** - AOP systems use a chemical process to produce hydroxyl radicals from Ozone or Oxygen, and inject those hydroxyl radicals into the pool water. The hydroxyl radicals are a very potent oxidizer which react in the pool water to destruct pathogens and oxidize organic contaminants. The radicals are so unstable (reactive) they do not serve to provide a disinfectant residual in the pool water. Therefore, a halogen residual (chlorine) is still required as the primary sanitizer in the pool water. Some operators who have seen good success with AOP prefer to use it instead of UV as a secondary disinfectant.

**Filtration** – the two most common filtration methods for commercial swimming pools are high rate sand filters and regenerative media. High rate sand filters work on the principle of both surface and depth entrapment of solids inside fiberglass filter tanks. Water passes through the media to remove particulate matter. When loaded with dirt and debris, the water flow is reversed through the filter for a backwash cleaning. Regenerative media (RM) filters are filter systems which reuses the media without the need for backwashing. Elements inside the filter collect particulate. "Bumping" to remove the particulate from the elements will be required when loaded. The operation of the system follows the same mode as most other filters during filtration.

### CLIMATE AND LIGHTING

**Climate Control** - Our team will make sure that latest state of the art HVAC systems will be explored for your project. HVAC design will be coordinated throughout the design team to ensure a comfortable and safe environment for both swimmers and spectators. In addition to HVAC design, applications to improve air quality will also be discussed and considered. Ultraviolet systems (UV) help break down combined chlorine and create better air quality while also deactivating harmful waterborne pathogens and have become the standard for indoor pool designs. Other technologies have also become available to supplement UV sanitation like Hydroxyl-Based Advanced Oxidation processes (AOP) and potassium monopersulfate systems. Initial climate control ideas are listed below:

- HVAC dehumidification style unit will be a complete environmental control system for the indoor pool. The system will utilize an environmental smart control package designed to meet all special needs of the indoor pool environment, while reducing energy usage and building maintenance costs.
- A centralized Facility Management System (FMS) shall be designed to integrate the factory packaged controls furnished with the HVAC equipment to control occupancy as well as monitor the operational conditions and alarms within the units. Operational conditions will be trended within the FMS to allow the operator to verify that the systems are operating correctly and environment conditions are being maintained. The FMS shall also have the ability to alert the operator if a system failure is detected in the units. All available technologies will be discussed throughout the design process so the COA can make the best decisions for the health and safety of their users.

**Lighting Controls** - As this facility will be a competitive venue, special attention will be placed on the lighting requirements. While lighting must meet minimum requirements for New Mexico and Model Aquatic Health Codes, other considerations for photography and broadcasting will be discussed. In addition to the types and amount of lighting that will be considered, maintenance and energy savings will also be considered in the design. An initial lighting controls idea are listed below:

- The FMS shall be designed to integrate the facility lighting system to control the lighting occupancy schedule as well as monitor the occupancy of the building in areas where lighting occupancy sensors are provided. The FMS can utilize the lighting occupancy sensors to change the occupied mode of the HVAC system used in support spaces which are not continuously occupied. The FMS shall also have the ability to monitor the alarm conditions of the lighting system to alert the operator if failure conditions are detected. All information in the FMS shall be presented through the graphical user interface to the operator to allow for ease of operation and alarming capability.

### ENERGY SAVINGS & SUSTAINABILITY

**T**here are numerous opportunities to incorporate energy conservation, LEED design criteria, and sustainable design approaches in aquatic facilities. These opportunities range from:

- Appropriate site selection that promotes urban vitality.
- Water and energy conservation from the building, grounds and special systems.
- Building orientation and building envelope.
- Efficient building systems.
- Material and resource selection, environmental quality, and innovative design.
- Natural day lighting while minimizing glare

Aquatic facilities are particularly taxing on energy and water resources. Year round, competitive aquatic venues regularly use millions of gallons of water per year. Special attention to water conservation and reclamation will be made. The dehumidification HVAC system in a facility such as the NDB swimming pool can produce up to 150,000 gallons of water a year. In spite of the enormous water waste, water harvesting recovered from cooling condensate is not widely used in aquatic facilities, and at times seen as controversial. Condensate water discharge directly to the pool is prohibited by Model Aquatic Health Code; so it's important that the condensate water from the dehumidification unit is stored and later discharged "upstream" of pool filtration equipment. This water, also must meet EPA potable water quality standards before is recovered/discharged to the pool or be harvested to other uses such as landscape or grey water. Huitt Zollars and its consultant will collaborate with the COA and present a comprehensive plan to take advantage of this resource otherwise going to waste. This strategy may not only save millions of gallons of this precious resource but also boost public confidence that the City of Albuquerque is an innovative thinker on the vanguard of sustainable strategies.

Our team continually seeks these opportunities, and has become well-educated on implementation of such strategies. Our staff, as well as our consultants include LEED accredited professionals, such as Joe Gallegos and Doug Cook, who have led aquatic design efforts, resulting in many LEED certified and sustainable facilities. With operations impacted by rising costs of utilities, chemicals, and maintenance, our team provides innovative ways to recycle hundreds of thousands of gallons of water at aquatic facilities and water parks. Our team of LEED® accredited professionals' sustainable design approach can substantially lower



operating costs via water conservation and energy efficiency through the following examples:

- SPCS (Smart Pump Control System): Load matching the pump to the recirculation system can lower electrical costs by 30% to 40%.
- Regenerative Filtration: Reduces water consumption up to 97% for the filtration process while reducing pool mechanical space.
- Pool Heaters: Has a boiler efficiency of 95% to 97% utilizing state-of-the-art combustion and heat transfer technology.
- Underwater Pool Lights: LED 70-watt lights are equivalent to 500-watt incandescent lights with 10 times the life span compared to traditional incandescent underwater lights.
- Pool Blankets: Blankets reduce evaporation losses and evaporative cooling from the pool thus reducing the heating load required for the pool.
- Solar Heating Panels: A thermal solar heating system used as a supplemental heat source to heat pool water which can provide 20-25% annual return on investment and a payback time of 4-5 years.

These and many other opportunities will be discussed with the client and stakeholders once the project program has been finalized.

## PROJECT MANAGEMENT APPROACH

Our first step is to conduct a Project Kick Off meeting. This meeting confirms primary points of contacts; clarifies roles and responsibilities of the Design Team, Owner, and all applicable stakeholders. Most importantly, we listen to the Stakeholders and the COA staff's Vision for the project. This vision outlines the desires for the facility but may also include budget, sources of funding. We will help develop and augment this Vision by discussing the goals, facts, needs, sustainable features, renewable energy sources and will also share and discuss preliminary concepts/images from the data we have collected through the years.

As the project develops we identify any obstacles and or unknowns that may prevent the success of the project goals. It is at this time that our aquatics expertise become invaluable to the conversation and the decisions ahead. We discuss the existing conditions versus projected needs, design strategies to identify possible future expansion or phasing and any budget constraints for the future facility. Finally, we develop a "Project Vision Statement" that will be our guide throughout the design and planning process.

These processes continue during the design phases and culminate when the Construction documents for the new facility are ready for Advertisement to Bid.



**NORTH DOMINGO BACA MASTER PLAN**  
NOVEMBER 2011



*"Huitt-Zollars  
was contracted to  
design and ensure our project  
met the Owner's requirements  
for the Artesia Aquatic Center.  
Huitt Zollars, did an outstanding job  
and communication was excellent.*

*- John Anguiano, FM/PM Supervisor  
CITY OF ARTESIA*

# SECTION V

## COST CONTROL

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NO  
DIVING





# V. COST CONTROL

## COST CONTROL AND COST ESTIMATING TECHNIQUES

### DESIGN COST CONTROL

Our team offers proven abilities to meet time schedules and accommodate cost considerations. In order to promote the timely achievement of budget and schedule objectives, the City of Albuquerque and our Team will meet to establish a mutually agreed upon and attainable parameters. During initial stages of the A/E Services a detailed schedule will be formulated and the budget will be confirmed.

We manage design costs with our in-house accounting system. Each project is initiated with a Project Entry Form including budgeted hours and costs for each phase and task. Timesheets, expense reports, and consultant invoices are submitted and approved by the project and managing principals weekly. On the Tuesday following the Saturday closeout of a monthly billing cycle, the Project Manager receives a detailed work-in-progress report with actual hours and costs to date for each phase and task. Within two to three weeks of the monthly closeout, the Parks and Recreation Department will receive a detailed invoice and progress report. The Huitt-Zollars’ accounting system requires the Project Manager to enter a percent actual complete monthly and this is compared to the percent spent. This allows the PM to accurately track the monthly labor effort spent in comparison with the remaining budget. This monthly tracking adds value to by assuring the City that no cost surprises will negatively affect the project during the design process.

### APPROACH TO BUDGET/VALUE ENGINEERING

We understand the importance of designing within budget. Our team will provide design solutions and value engineering options that are functionally and aesthetically pleasing, while constantly monitoring our assessment of related costs.

- Some specific strategies we use to maintain budget adherence include:
- Continual review of the project’s program requirements relative to the budget.
  - Evaluate health codes and other regulatory requirements governing aquatic features.
  - As the aquatic features are defined, an assessment is done to verify that the design is proceeding within budget and discussed at regularly scheduled meetings.

Name of Project	Month/Year of Bid	No. of Bids	Final Cost Estimate	Low Bid Amount
Artesia Aquatics Center	June 2018	CMAR	\$19,100,000	CMAR \$18,300,00
Central & Unser Transit Center	May 2018	2	\$2,171,900	\$2,483,250
Roswell Recreation & Aquatic Center	June 2017	2	\$19,650,000	\$19,800,000

### COMPARISON CHART: BID AWARD AMOUNT TO FINAL COST ESTIMATE DURING PAST TWO YEARS

The chart above demonstrates Huitt-Zollars’ ability to design projects within the owners’ budgets and to accurately estimate the project construction costs.

Huitt-Zollars is chosen by clients because of its long-standing reputation for quality. Consistently listed in the top ranks of Architectural Record and Engineering News-Record’s list of high-performing firms, our team has outstanding client retention rates and references from satisfied cities, counties, and public agencies. Huitt-Zollars is an employee-owned firm. Therefore, each employee has a vested interest in the quality of their work and in how their work is accepted or perceived. As stated in the firm mission statement-

*“Our commitment is to understand the needs of our clients and to meet those needs by delivering professional services with the highest level of quality and integrity.”*

### CONSTRUCTION COST CONTROL

At the beginning of a project, we will make a preliminary estimate and compare it with the budgeted or funded cost. If there is a discrepancy, we will work with the City to develop a plan of action before proceeding with a project that may have been under budgeted. As the project progresses, the estimate will be reviewed and analyzed as necessary. Formal estimates based on plan quantities and anticipated unit prices, using the COA City Engineer’s Estimated Unit Prices among other standard published data, will be prepared upon each milestone deliverable. At the end of Construction Documents, a final estimate will be prepared for advertisement of construction services.

We propose that for each project a basic solution is identified that can be used as a baseline to compare the cost effects of proposed changes and enhancements. This is an effective way to control scope growth or scope creep, which leads to cost overruns.

### COST ESTIMATING TECHNIQUES

Understanding construction cost is critical to the success of each project. Our team is cognizant of these parameters with multiple tools in place to help ensure the project is in line with the budget and can meet the owner’s schedule. Our consultants, a nationwide practice and industry leading firm, Counsilman-Hunsaker issues on average over 100 commercial swimming pool projects for construction each year. By tracking the bidding process for each project type, we have collected large volumes of annual data on lump-sum competitive bid aquatic center projects across the country. Using the data collected, we can generate accurate cost estimates. Our internal opinion of cost estimating procedures utilizes a proprietary database and calculation technique that allows a preliminary cost projection to be developed very early in the design phase of the project. This estimate can then be refined with greater detail as the design progresses and specific decisions and selections are made. This process is critical due to the ever-changing construction industry and bidding climate. The design/construction industry accepted standard is this: a project with below 3% A/E change orders is considered to be (almost) without flaw. Designing a one-of-a-kind building is a vastly complex undertaking, even under the most ideal conditions. Huitt-Zollars record of Non-Owner change orders is less than 1%.





NORTH DOMINGO BACA  
MULTIGENERATIONAL CENTER

# APPENDIX

## SUPPORTING MATERIALS

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## Pay Equity Reporting Form PE10-249, Version 03-2018

<b>Company name:</b>	Huitt-Zollars, Inc.
<b>Mailing address line 1:</b>	6501 Americas Parkway NE
<b>Mailing address line 2:</b>	Suite 830
<b>City, state, zip code:</b>	Albuquerque, NM 87110
<b>Phone:</b>	505.883.8114
<b>E-mail address:</b>	krkemper@huitt-zollars.com
<b>FEIN number:</b>	75-1500178
<b>EAN number:</b>	02-279106-000
<b>SUPPLIER ID:</b>	0

Job Category	No. Females	No. Males	Gap (Absolute %)
1.1 Exec/Senior Level Officials/Mgrs	0	4	N/A
1.2 First/Mid Level Officials/Mgrs	0	0	N/A
2 - Professionals	4	13	18.71%
3 - Technicians	3	6	9.48%
4 - Sales Workers	0	0	N/A
5 - Office and Admin. Support	4	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	1
Total # Females (all categories)	11
Total # Full Time Females	11
Total # Part Time Females	0
Total # Males (all categories)	23
Total # Full Time Males	23
Total # Part Time Males	0
Total # Employees	34
Female % Workforce	32.35%
Male % Workforce	67.65%
<b>Calculated Weighted Average Gap</b>	<b>15.52%</b>

**Submit only this form**

**Must be signed by the principal executive of the company:**

RFP#: **7139.99**

**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.**

Kim R. Kemper, PE, Senior Vice President  
Name and title, printed

  
Signature

April 1, 2020  
Date submitted



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 North Domingo Baca Aquatic Center Design

Project Number 7139.99

Date April 1, 2020 Firm Name Huitt-Zollars, Inc.

Signature 

Title Senior Vice President

STATE OF NEW MEXICO )

) ss

COUNTY OF BERNALILLO )

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

Kim R. Kemper, PE, Senior Vice President

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

1st day of April, 20 20

Anita M. Spacagna  
(Notary Public)

My commission expires: October 28, 2023

