



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

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CIP Selection Advisory Committee
One Civic Plaza, 7th 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

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

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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

PRINCIPAL OFFICERS:

Amy Bell, PLA, ASLA

Principal Landscape Architect

License: NM #LA475

amy@groundworkstudionm.com

Will Moses, PLA, ASLA

Principal Landscape Architect

License: NM #LA479

will@groundworkstudionm.com

James Foty, AICP #31260

Senior Planner

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



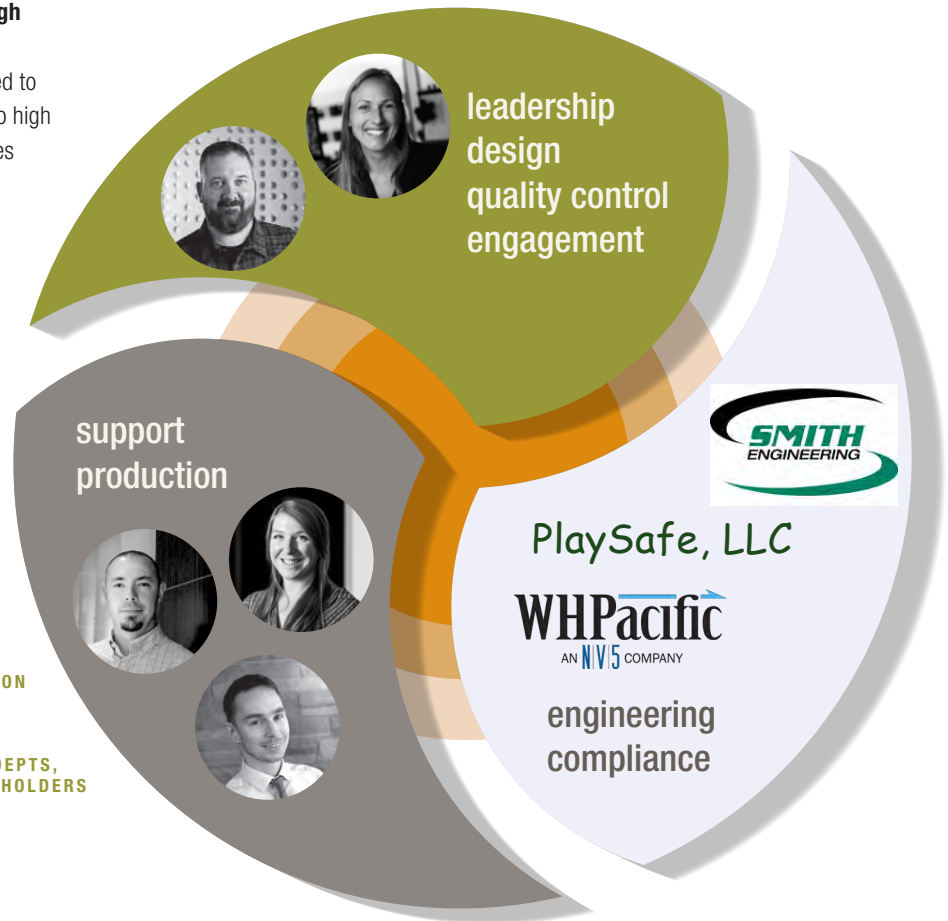
Nature Pop Up Playground,
Randall Davey Audubon Center

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

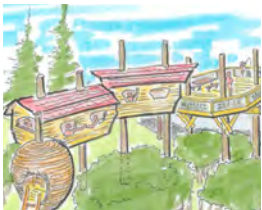
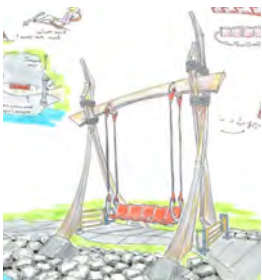
facilitate participatory design. **We are the only landscape design firm in the state with this kind of expertise.**

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.

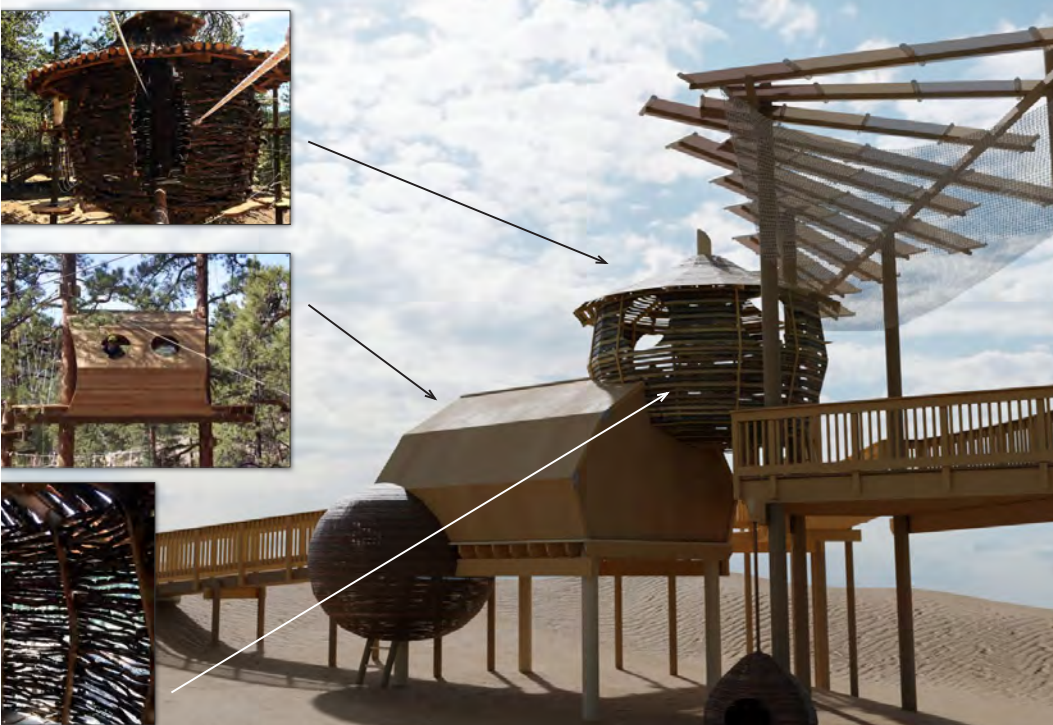


Nature and Adventure Play “Loop” at Berg Park along the Animas River in Farmington, NM. Completed as part of the Aerial Adventures Market Feasibility Study

||| | 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 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

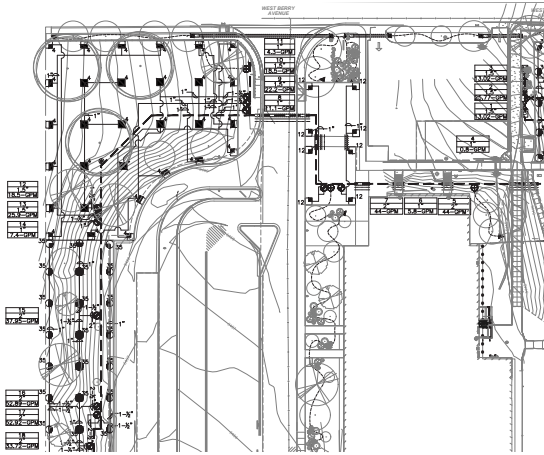
Parkway Learning Garden

Groundwork Studio worked with the nonprofit Parkway Sommerville 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.

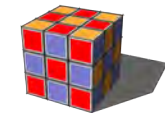
Regardless of project size and scope, detailed existing conditions analysis is a critical component of project cost control – a clear understanding of site conditions and constraints is the basis for developing accurate construction documents. Our analysis goes beyond evaluation of physical characteristics - 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)



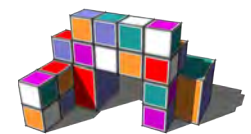
Some projects are simple.



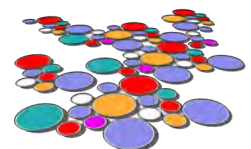
Often, a little shifting within defined boundaries is required to meet changing needs.



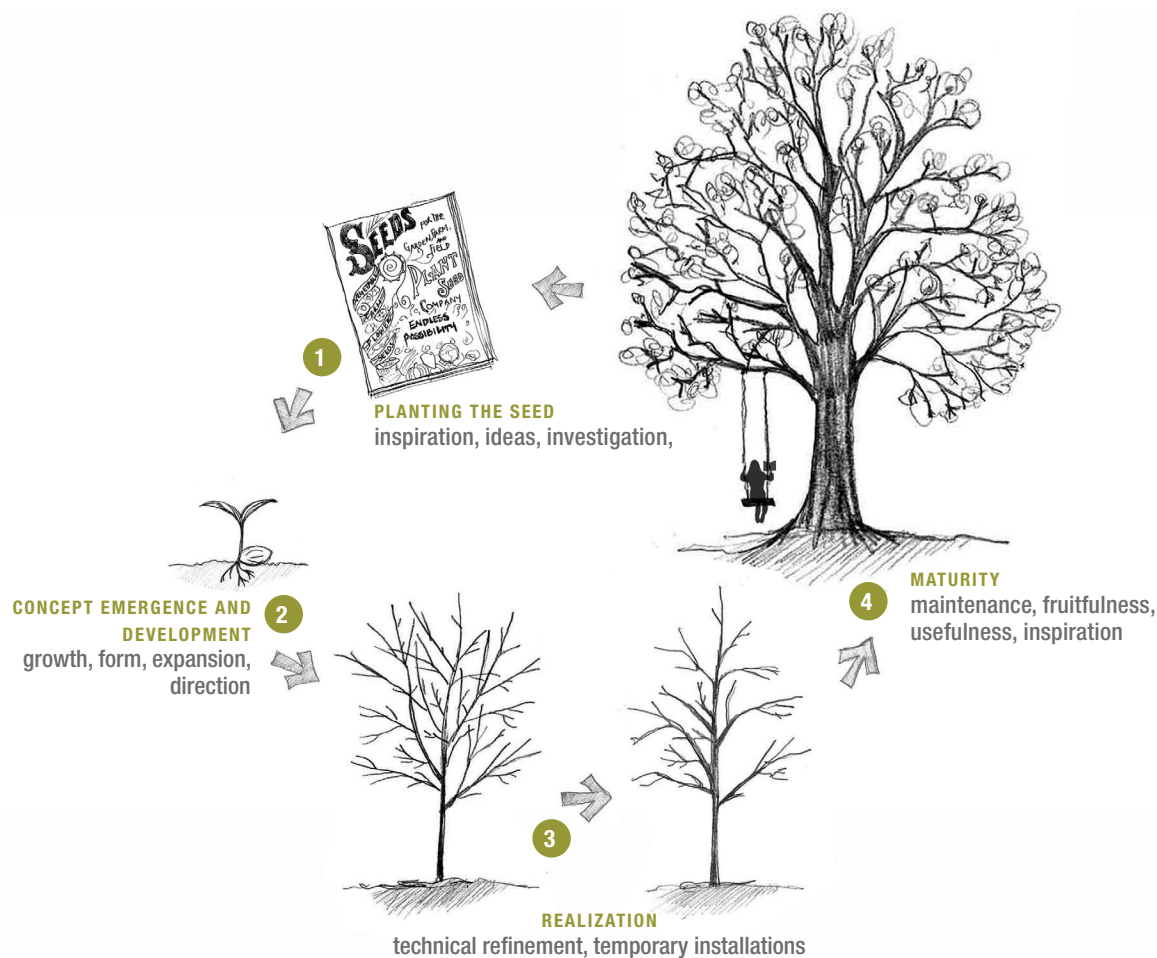
Certain conditions may allow us to test an alternative method or material.



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

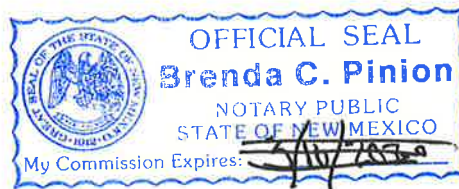
Signature [Signature]

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

16th 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
bcp@fbtarch.com
85-0388883
0
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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