



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

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proposal for Landscape Architectural Design Services

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

PROJECT NO.
7404.00



**ONE
ALBUQUE
RQUE** parks &
recreation

Wednesday, April 1, 2020



Landscape Architecture
Urban Design
Planning Services

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April 1, 2020

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

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

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

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

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

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

Sincerely,

Chris Green, PLA, ASLA, LEED AP
Principal

PRINCIPALS

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

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AGREEMENT AND INSURANCE CERTIFICATION

PAY EQUITY FORM PE10-249

CONSENSUS PLANNING, INC.

Landscape Architectural & Planning Consultant
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(505) 764-9801 (office)
cgreen@consensusplanning.com
www.consensusplanning.com
Primary Contact: Chris Green



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

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

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

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

Location Where Services Are Performed

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

ORGANIZATIONAL PLAN FOR MANAGEMENT OF THE PROJECT

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

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

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

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

PROJECT ORGANIZATION CHART



PROJECT TEAM AND QUALIFICATIONS OF PROJECT TEAM MEMBERS

Chris Green, PLA, ASLA / Principal Landscape Architect

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



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

Relevant Project Experience:

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

Katie Paquette / Senior Landscape Architect

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



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

Relevant Project Experience:

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

Scott Culler, PLA, ASLA / Landscape Architect

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



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

Relevant Project Experience:

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

Ashlie Maxwell, ASLA / Landscape Designer

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



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

Relevant Project Experience:

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

Subconsultants

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

UNIQUE KNOWLEDGE OF KEY TEAM MEMBERS

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

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

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

Engagement with City Standards and Procedures

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

Team Experience

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



Balloon Fiesta Park Slope Conceptual Rendering

PREVIOUS PROJECTS OF A SIMILAR NATURE

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

COA 2019 ON-CALL LANDSCAPE ARCHITECTURAL CONTRACT

LOCATION

Albuquerque, NM

CLIENT CONTACT

Christina Sandoval
Parks and Recreation
(505) 768-5370

YEAR

2019- Present

COST

Varies by project

KEY PERSONNEL

Chris Green
Scott Culler
Ashlie Maxwell

Crestview Bluff Master Plan

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

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

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



Crestview Bluff Conceptual Master Plan



Crestview Bluff

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

ABQ BioPark Zoo Entry Renovations

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



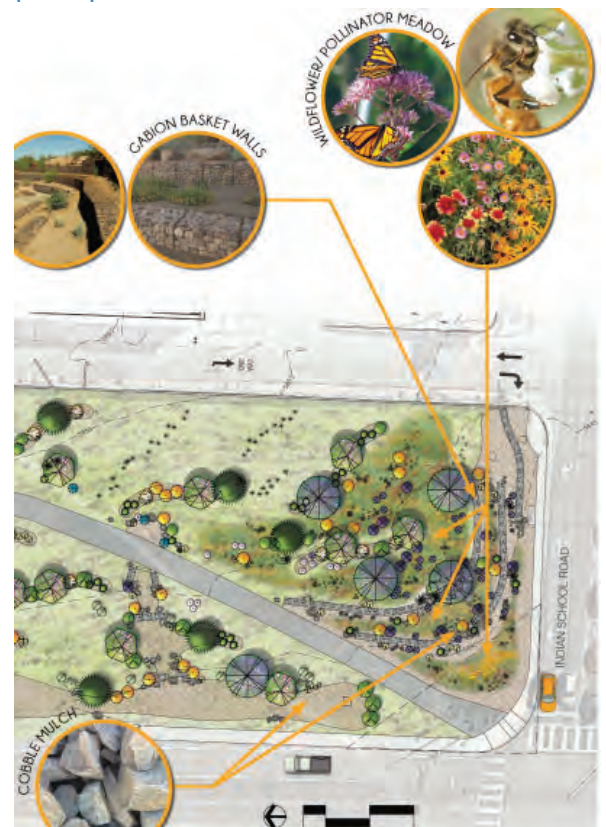
Bio Park Zoo Entry Existing Conditions - Concepts for this space are ongoing

Tramway and Indian School Landscape Improvements

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



Tramway/Indian School



Tramway/Indian School Landscape Concept



Sid Cutter Statue

Balloon Fiesta Park Bus Depot

In addition to working on the Master Development Plan for Balloon Fiesta Park, we have also worked on several design projects throughout the site, including the Balloonists Tribute Area and the Sid Cutter Pilots' Pavilion.

We are currently working on the relocation of the bus depot to be more efficient, accessible, and improve the performance of the AIBF transportation system during the Fiesta. Consensus Planning is leading the team in developing the site plan in coordination with the



Balloon Fiesta Park Bus Depot Concept

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

RELEVANT EXPERIENCE ON PREVIOUS ON-CALLS

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

NDBP Bocce Court

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



North Domingo Baca Bocce Courts

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

Mile High Little League

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



Mile High LL



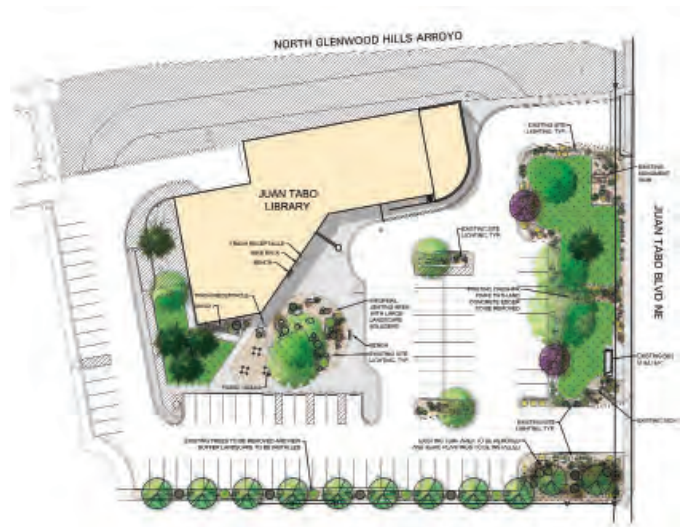
Mile High Little League Master Plan

Juan Tabo Library

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



Juan Tabo Library



Juan Tabo Library Conceptual Landscape Plan

Piedras Marcadas Phase II

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

PARADISE HILLS PARK IMPROVEMENTS

LOCATION

Albuquerque, NM

CLIENT CONTACT

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

YEAR

2015-2019

COST

\$500,000

KEY PERSONNEL

Chris Green
Scott Culler

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

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

Relevance to Contract:

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



Perimeter Landscape and Parking



Terraced Social Bleachers

List of Additional Consensus Planning Park Projects

New Parks/Playgrounds

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

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

Playground Renovations

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

Dog Parks

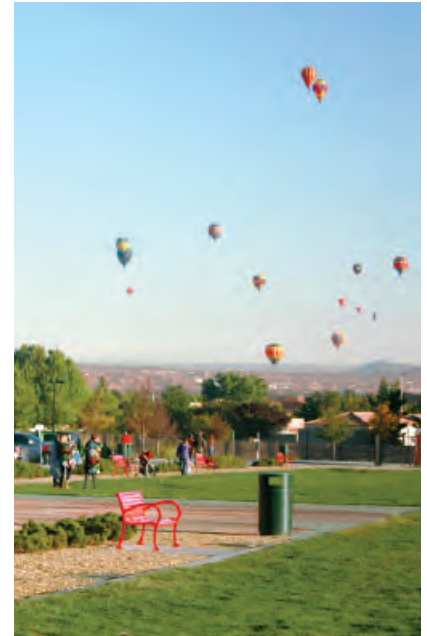
North Domingo Baca Park
Tower Pond Park
Westgate Park
Vista Del Norte Park
Bud Warren and Lady Dog Park
A Park Above

4 TECHNICAL APPROACH

UNDERSTANDING OF PROJECT SCOPE

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

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



Vista Del Norte Park

APPROACH TO PERFORMANCE OF SERVICES

Task 1 - Project Initiation/Site Inventory and Research

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

Task 2 - Preliminary Design

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

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

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

Task 3 - Final Design and Review

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

Task 4 - Construction Documents

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

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

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



Vista Del Norte Park

Task 6 - Construction Administration

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

SPECIALIZED PROBLEM SOLVING

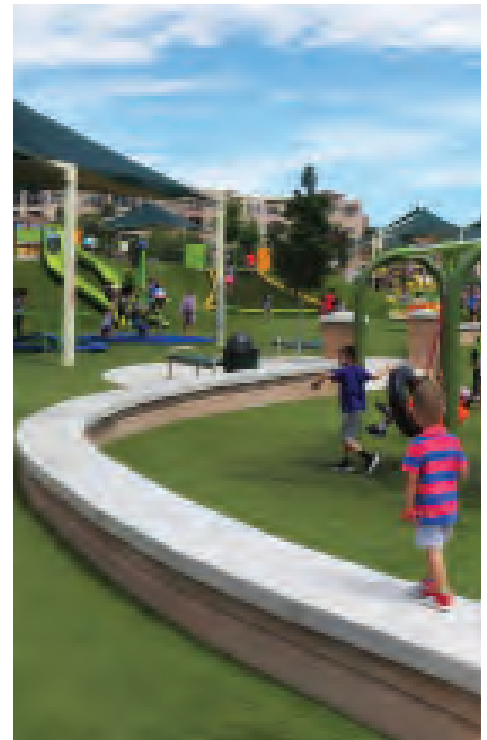
Consensus Planning has experience that spans all aspects of analysis and design. With our extensive design and planning background we can negotiate all aspects of project development, including working through the public process for controversial projects. Through our considerable private site development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

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

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

Engagement with the Local Community

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



A Park Above

Quality Design

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

Quality Control

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

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

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

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

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

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

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



Anesi Park (Farmington) Nature Play Area

COST CONTROL ON PREVIOUS PROJECTS

Albuquerque Regional Sports Complex, Ph 1

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

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

East Mountain Little League

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

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

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

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

Piedras Marcadas Park, Ph 2 Parking

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

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

DESIGN PROCESS COST CONTROL

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

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

CONSTRUCTION COST CONTROL

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

COST ESTIMATING TECHNIQUES

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

Agreement and Insurance Certification

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

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

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

Project Number 7404.00

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

Signature Chris Green

Title Vice-President

STATE OF NEW MEXICO)

) ss

COUNTY OF BERNALILLO)

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

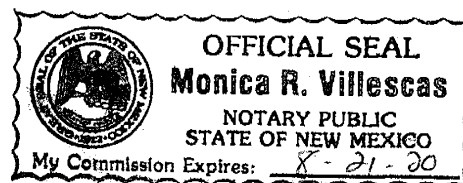
Chris Green

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

1st day of April, 20 20

Monica R. Villescas
(Notary Public)

My commission expires: 8-21-20



Pay Equity Reporting Form PE10-249

Company name:
Mailing address line 1:
Mailing address line 2:
City, state, zip code:
Phone:
E-mail address:
FEIN number:
EAN number:
SHARE vendor number:
Reporting calendar year:

Consensus Planning, Inc.
302 Eighth Street NW
0
Albuquerque, NM 87102
(505) 764-9801
cgreen@consensusplanning.com
85-0389353
15-8395-1
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2019

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

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

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

RFP# 7404.00

Chris Green, Vice-President

Name and title, printed



Signature

4/1/2020

Date