



Albuquerque Museum of Art & History - Education Center



Albuquerque Museum of Art & History  
Education Center

# CITY OF ALBUQUERQUE

## PROJECT NO. 7303.98: CITYWIDE ON-CALL ARCHITECTURAL SERVICES

June 2, 2021



Bachechi Open Space



Albuquerque BioPark - Heritage Farm

SSA | sam sterling architecture, llc.



Albuquerque BioPark - Heritage Farm



CNM Rio Rancho Wayfinding



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## SSA

Sam Sterling Architecture, Ilc  
924 2nd St NW Suite C, Albuquerque, NM 87102  
p: (505) 232-2520  
samsterlingarchitecture.com

City of Albuquerque  
One Civic Plaza,  
Albuquerque, NM 87102  
ATTN: Advisory Selection Committee

June 2, 2021  
Citywide On-Call Architectural Services  
Project No. 7303.98

Dear members of the selection committee,  
Sam Sterling Architecture, Ilc. (SSA) is a 13 person, Albuquerque based, full-service architectural firm established in 2006. Our expertise includes complex renovations/adaptive re-use, new construction, master planning/programming, feasibility studies, and wayfinding. With a working history of cultural, institutional, and governmental clients, we pride ourselves in establishing long-term relationships with our clients, consultants, and contractors. Most importantly, we are good listeners and work proactively for successful projects.

Our qualifications for this on-call contract include:

### 1. Extensive Experience with On-Call work / Institutional / Public Clients

NM State Parks (EMNRD) - *On-call Contract since 2020*  
WNMU - *On-call Contract since 2020*  
APS – *On-call Contract since 2020. Recently completed an \$18 million Professional Development Center and continuous work since 2014*  
GSA – *On-call Call for NM from 2012-2020 (over 50 projects completed)*  
Bernalillo County – *On-call contract since 2016. Continuous work since 2006. (over 14 projects completed).*  
CNM - *continuous work since 2009 (over 20 projects completed)*  
UNM - *continuous work since 2019 (small projects)*

### 2. Our Team: CABQ experience

SSA has recently completed Construction Documents on the \$7m Heritage Farm project at the BioPark. Scope included: a masterplan, renovation of existing buildings, the addition of several new buildings/barns, coordination with a new visitor train project, the addition of a new MRGCD lateral and nearly 20 acres of landscape / site improvements. In 2018, in a very public and participatory, arts community driven process, SSA completed a \$12.5M concept design / masterplan / programming effort for a new Education Wing at the Albuquerque Museum of Art and History, near Old Town.


We have experience working with all consultants on the team, many of whom have previously worked with the City of Albuquerque and the BioPark. Our key landscape consultant, Groundwork Studio is very familiar with BioPark properties, having worked on several projects with both the BioPark and the City of Albuquerque Parks and Recreation Department for 14 years. Additionally:

- Our Wetland/Ecosystems Restoration, MEP, Exhibit and Cost consultants, Biohabitats, ME&E, LZA and Balis & Co, respectively, were all part of our consultant team for the Heritage Farm project.
- Our Wayfinding consultant, Sussman/Prejza & Co, has worked with SSA on over \$8m of Wayfinding / signage projects at all 7 CNM campuses, along with developing the new Signage Standards for CNM.
- Our cost estimator, Bails & Co, has worked on 10 recent projects for the City of Albuquerque, including the BioPark Australia Exhibit.

### 3. Interpretive / Exhibit / Wayfinding experience

The Heritage Farm at the BioPark and CNM Wayfinding/Site & Safety Improvements projects have provided our office with recent experience on interpretive site design and exhibit / signage. Our work at CNM's Rio Rancho campus included an ¼ mile nature trail linked to a new outdoor classroom/ shade structure and arroyo overlook, all with interpretive signage collaboratively created with CNM faculty. Additionally, while Executive Senior Associate at Antoine Predock Architect, Sam Sterling managed (from RFP to construction completion) a complex \$28m "RiverQuarium" in Albany, Georgia working with Boston based Exhibit Designers, LZA.

**I speak for our entire team, when I say what a great experience it has been to collaborate with the COA team on the Heritage Farm project. We can't wait to get it under construction this summer!** SSA is dedicated to working with the COA to collectively create engaging, educational and authentic experiences about the natural world. **We are excited about the possibility to continue working with you all and thank you for the opportunity to submit our qualifications.**



Sam Sterling, AIA, Principal in-Charge  
c. 505.401.8537 | o: 505.232.2520



## I. General Information

### SSA FIRM PROFILE / HISTORY

#### 1. ABOUT SSA

Sam Sterling Architecture, Ilc (SSA) is a full-service architectural practice started in 2006 based in Albuquerque, New Mexico. We have a staff of 13, with one licensed architect. Our expertise includes complex renovations / adaptive re-use, new construction, master planning / programming, feasibility studies and wayfinding. We pride ourselves on extremely proactive project management and our ability to listen and synthesize stakeholder input into a cohesive project that is considerate of owner needs, budget, schedule, and institutional guidelines.

Integrative building systems and landscape are critical to our design approach, and with experience across the Southwest on projects in New Mexico, Arizona and Texas, our objective is to create optimistic, energy efficient, function-based, dynamic design that evolves out of a collaborative, hands-on and interactive process with project stakeholders and our consultant team.

[samsterlingarchitecture.com](http://samsterlingarchitecture.com)

#### 2. CURRENT STAFF & REGISTRATION

12 - 14, (1) Licensed Architects

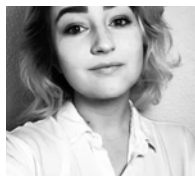
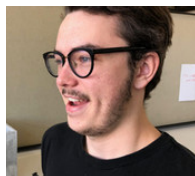
**Sam Sterling**, AIA, Principal-in-Charge  
• NM License # 3007

**Shane Williams**, AIA, *Project Manager*  
**Ali Al Gahmi**, AIA, *Project Manager*  
**Ahmed Zaki**, AIA, *Project Manager*  
**Samantha Toquinto**, *Project Manager*

Devon Adams, *Intern*  
Lindsey Blair, *Intern*  
Zahraa Ismael, *Intern*

Alyssa Arce, *Office Manager*

Samuel Escoto, *Project Designer*  
Alex Shirey, *Project Designer*  
Raquel Alexis Pacheco, *Project Designer*  
Shreya Bhaskare, *Project Designer*



#### 3. SERVICE LOCATION

Sam Sterling Architecture, LLC. (SSA)  
924 2nd street NW Suite C,  
Albuquerque, New Mexico 87102  
Office: (505) 232-2520

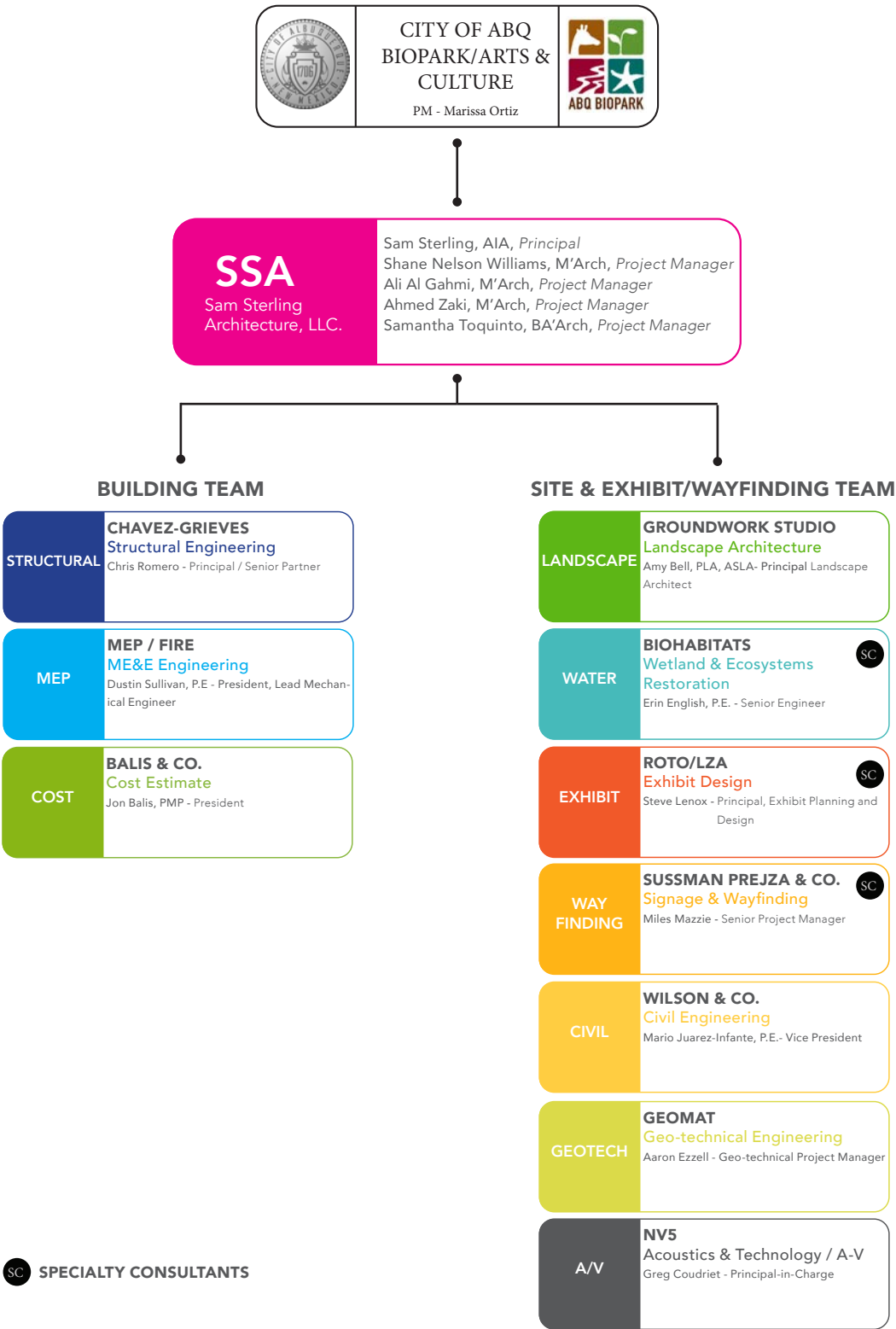
II. Project Team Members

1. ORGANIZATION PLAN / ORGANIZATION CHART

CLIENT  
City of Albuquerque

Project Manager  
Marisa Ortiz  
Department  
BioPark/Arts & Culture

For this On-Call contract, SSA intends to work closely with the Owner and the Core team of Landscape Architect, Groundwork Studio and Exhibit Designer, Roto/LZA. As the Organization Chart indicates, there are two basic areas of consultant expertise; 1. Building Team, 2. Site & Exhibit/Wayfinding Team. SSA will have a single PM/Point-of-Contact for each project. All project managers are experienced in working with institutional clients and principal Sam Sterling will ensure all projects are staffed appropriately.





## II. Project Team Members

### 2. TEAM / CONSULTANTS

### 3. QUALIFICATIONS / REGISTRATIONS

### 4. UNIQUE KNOWLEDGE

#### SSA | SAM STERLING ARCHITECTURE, LLC.

Sam Sterling, AIA, principal of SSA will be in charge of overall team management. Sam has been practicing and teaching Architecture as a licensed architect for 24 years and started his own practice, SSA, llc in 2006. Sam is very focused on interdisciplinary, collaborative team efforts that include the Owner in the process. Having worked on the 27-acre Bachechi Environmental Education Center and Open Space in Albuquerque's North Rio Grande Valley, and the 10-acre site for the APS Professional Development Center, Sam has developed a great partnering approach to sustainably integrating site and building development.

**REGISTRATION** New Mexico License #3077, 1995.

**UNIQUE KNOWLEDGE** For 12 years at Antoine Predock Architect as Executive Senior Associate in charge of the office, Sam managed large international consultant teams on the \$87M Federal Courthouse in El Paso, a \$100M/500,000 SF Recreation Center at Ohio State University, a \$120M/300,000 SF museum in Taiwan, a Performing Arts Center for Pima Community College in Arizona and the \$28M Flint River Quarium in Albany, Georgia, completed with our Exhibit Designer Roto / LZA. Sam has been a part of several on-call contracts, some of which include the General Services Administration, New Mexico State Parks, and Western New Mexico University and understands the intensive and open communication and processes required to organize large consultant teams for efforts - keeping them on track with Schedule and Budget.



**SAM STERLING, AIA**  
PRINCIPAL -IN-CHARGE/  
ARCHITECT



**SHANE NELSON WILLIAMS,**  
PROJECT MANAGER

Shane is a Project Manager at SSA with nearly 5 years of experience on a range of projects, including prefabrication, medical, educational, residential, and museum projects. Most recently, Shane has contributed to the design and construction documents of the \$11M / 32,000SF Vadem Contemporary branch of the New Mexico Museum of Art in Santa Fe, NM, and the \$14M/60,000SF Comprehensive Movement Disorders Center at the University of New Mexico Hospitals north campus in Albuquerque, NM. Additionally, he managed all aspects of several smaller renovation projects and master plans for Albuquerque Public Schools. Cooperatively with Studio Collaboration, Shane also co-managed the \$2.5M Site and Safety Improvements projects for CNM at the Westside and Rio Rancho campuses, and is currently co-PM on the \$1.65M Site and Safety Improvements project at South Valley, ATC, and WTC campuses.

#### UNIQUE KNOWLEDGE

Shane has worked on on-call contracts with Albuquerque Public Schools and the City of Santa Fe and has completed secure entry vestibules for 8 APS elementary schools, the masterplans for Cibola High School, Eisenhower, Van Buren, Harrison, and Hayes Middle Schools, Mark Twain, Inez, Gov. Bent, and Sandia Base Elementary Schools, and monument signage for Kirtland Elementary School.

#### LANDSCAPE ARCHITECTURE GROUNDWORK STUDIO

As founding principal of Groundwork Studio, Amy provides over fifteen years' experience in site and landscape design for educational landscapes, public space design, and play environments in the arid Southwest. With a background in environmental education and as a lecturer at the School of Architecture and Planning at UNM, her design approach prioritizes shared discovery to inspire design team and project site alike. Amy's volunteer work with school gardens in California and New Mexico, development of elementary curriculum for NM school garden and green infrastructure design, and recent work on "pop up" play events gives her valuable understanding of collaborative strategies for community building through open space design.

**REGISTRATION** Professional Landscape Architect, NM LA #475, ISA Certified Arborist #RM-7772A

#### UNIQUE KNOWLEDGE

Amy has worked with the City of Albuquerque Parks and Recreation Department, Department of Municipal Services, and the BioPark for 14 years, both with a previous employer and with Groundwork Studio. She is very familiar with City requirements and procedures, and is knowledgeable about special considerations for design within the BioPark and Zoo environments and is currently working on multiple projects as part of an on-call contract with the City of Albuquerque Parks and Recreation Dept.



**AMY BELL, PLA, ASLA**  
PRINCIPAL LANDSCAPE  
ARCHITECT

#### WETLAND , ECOSYSTEMS RESTORATION BIOHABITATS

Erin integrates process-driven design with the ecological concepts of natural systems for water master planning, wastewater treatment, storm water treatment, and reuse. Erin works with permaculture and sustainable design to realize natural solutions in the firm's visionary Integrated Water Strategies planning & engineering efforts. Her green infrastructure experience has enhanced Living Building Challenge™, Net Zero water, Sustainable SITES Initiative, and LEED® projects.

**REGISTRATION** New Mexico Registered Professional Engineer: #17618

**UNIQUE KNOWLEDGE** Biohabitats, alongside Groundwork Studio provide us with the best native plant, landscape, and water sustainability knowledge and an environmentally appropriate orientation for the project. Biohabitats is currently working with a number of botanic gardens throughout the US on similar efforts and work together to create what they are well known for: state of the art green storm water infrastructure.



**ERIN ENGLISH PE, LEED AP**  
SENIOR ENGINEER



**STEVE LENOX**  
PRINCIPAL

#### EXHIBIT DESIGN ROTO/LZA

Known throughout the industry for his range of work and impressive background in exhibit planning and design, project management, and museum operations, Steve blends his concern for the "visitor experience" with the demands for aesthetic and technical excellence. Prior to joining the firm in 1997, Steve worked for eleven years with Joseph A. Wetzel Associates, Inc. preceded by five years at the New England Aquarium in Boston where he was the Curator of Exhibits. Prior to this position, Steve was the Director of Exhibitions for the School of the Museum of Fine Arts, Boston.

(continued)

## II. Project Team Members

(continued)

### UNIQUE KNOWLEDGE

Steve is currently working on Albuquerque BioPark Zoo Interpretive Design and specializes in masterplanning, interpretive design, and interactive engineering and has worked on the masterplan for Virginia Aquarium & Marine Science Center, the Scientific Center of Kuwait, and multiple aquatic exhibits at Point Defiance Zoo & Aquarium, Texas State Aquarium, North Carolina Aquarium at Fort Fisher, and more.

### SIGNAGE & WAYFINDING SUSSMAN/PREJZA & COMPANY

Since joining Sussman/Prejza in 1998, Miles has contributed his three-dimensional design expertise to a broad range of projects including masterplanning for the Hollywood Entertainment District's signage ordinance, which governs the application of advertising signs along the historic boulevard and an update to the general station signage guidelines for Los Angeles Metro. Recent projects include identity and way-finding programs for the Dr. Phillips Center for the Performing Arts in Orlando, Florida and the Van Nuys FlyAway system for LAWA, including logo, bus graphics, and station/parking signing.

**UNIQUE KNOWLEDGE** Miles has worked with Sam Sterling Architecture since 2014 to develop and implement the CNM Wayfinding strategy, on over \$8M of work on all 7 CNM Campuses. This work has included development of a 1/3 mile nature trail with interpretive signage about natural ecosystems at the Rio Rancho Campus.

### STRUCTURAL ENGINEERING CHAVEZ-GRIEVES

From the private sector to large-scale public facilities, Chris Romero has 24 years of experience in structural engineering, construction management, and special inspections. As Principal, Chris oversees engineering analysis and structural design for one Chavez-Grievess' largest architectural client teams, and has worked on primary and higher education facilities, administrative office buildings, hospitals, retail facilities. Chris has a wide variety of project experience as a structural engineer, designer, project manager, and structural investigator and has been practicing structural engineering since 1995 and has been a partner with Chavez-Grievess since 2011.

**REGISTRATION** New Mexico Registered Professional Engineer: #16043

### MEP+FP ME&E ENGINEERING

Dustin brings more than 25 years of extensive experience leading projects, serving clients, and designing mechanical systems. He has personally designed more than 400 school projects, as well as mechanical systems for hospitals, medical clinics, hotels, fire stations, retail spaces, restaurants, commissaries, offices, casinos, jails, hotels, libraries, animal shelters, hot springs, natatoriums, residences, courts, parks, and more. He provides expert integration for all aspects of our projects, while leading the firm as president and is licensed and registered in all four corner states

**REGISTRATION** New Mexico Registered Professional Engineer: #13658, Colorado Registered Professional Engineer: #34677, Utah Registered Professional Engineer: #5752233-2202, Arizona Registered Professional Engineer: #39302

### CIVIL ENGINEER WILSON & CO.

Mario has a range of water resources engineering experience, specializing in hydrology/hydraulics, analysis, erosion control, water quality, and channel stability. His background includes fluid mechanics, hydrology/hydrologic modeling of urban and agricultural watersheds, hydraulic engineering, and geomorphology. Project experience ranges from transportation-related drainage designs, large flood control dams, and open channel stability to scour analysis, floodway delineation and Clean Water Act permitting.

**REGISTRATION** New Mexico Registered Professional Engineer: #15340

**UNIQUE KNOWLEDGE** Wilson and Co have worked with SSA for over 15 years and are currently part of our project team for on-call contracts with Western New Mexico University and New Mexico State Parks.

### GEO-TECHNICAL ENGINEER GEOMAT ENGINEERING

Aaron has over 18 years of experience in the management of construction materials testing and geo-technical engineering projects with four years spent as a branch/office manager. His experience includes active participation and management of a wide array of projects including educational facilities, commercial developments, power plants, airports, industrial facilities, and transportation. Mr. Ezzell is a Registered Professional Engineer in Arizona, Colorado, North Carolina, Virginia, and Maryland. In addition, he holds membership in the Albuquerque Chapter of the National Society of Professional Engineers, and the American Society of Civil Engineers

**UNIQUE KNOWLEDGE** Geomat is currently part of our project team for on-call contracts with Western New Mexico University and New Mexico State Parks.

### COST ESTIMATE BALIS & CO.

With 39+ years of experience as an independent cost consultant, Jon Balis is a specialist in providing cost and schedule control alongside Life Cycle, Risk, and Contingency Analyses, supporting the design estimation process from Programming through Bid Analysis phases, project scheduling, Construction Documents, analyzing, meeting, recording and formatting costing data in coordination with project budget targets set by Project Architect. Jon has managed over \$8 billion of public construction since 2013 and has estimated numerous projects throughout the United States and has worked with Sam Sterling Architecture for over 15 years with a number of public clients including the D.O.E, General Services Administration. Project experience with City of Albuquerque includes: the BioPark Australia Exhibit, Heritage Farms at the BioPark, Albuquerque Museum Education Center, CABQ Water Utility Authority Administrative Complex, Albuquerque Convention Center, and Sunport Double Hangar Facility.



**MILES MAZZIE**  
SENIOR PROJECT  
MANAGER



**CHRIS ROMERO, PE**  
VICE PRESIDENT, PRINCIPAL



**DUSTIN SULLIVAN, PE**  
PRESIDENT, LEAD  
MECHANICAL ENGINEER



**MARIO JUAREZ-INFANTE, PE**  
VICE PRESIDENT



**AARON EZZELL**  
GEO-TECHNICAL PROJECT  
MANAGER



**JON BALIS, PMP CTS-D**  
PRINCIPAL/SENIOR PARTNER

### III. Respondent Experience

#### RELEVANT EXPERIENCE

The following are specific examples of similar projects and other on-call contracts worked on by our team. Our office, along with Biohabitats, Roto/LZA, Sussman Prejza & Co. ME&E, and Chavez-Grieves, have just recently completed construction documents for the \$7M Heritage Farms project at the City of Albuquerque BioPark.

#### SSA

- ON-CALL CONTRACT WITH WESTERN NEW MEXICO UNIVERSITY 2020 – CURRENT
- ON-CALL CONTRACT WITH STATE OF NEW MEXICO, STATE PARK DIVISION, EMNRD 2019 – CURRENT
- WNMU DEMING CAMPUS AND GATEWAY BUILDING, SILVER CITY, NM 2020 – CURRENT
- CITY OF ALBUQUERQUE BIOPARK HERITAGE FARM ALBUQUERQUE, NM, 2019 – CURRENT
- APS - PROFESSIONAL DEVELOPMENT CENTER, ALBUQUERQUE, NM 2019
- CITY OF ALBUQUERQUE MUSEUM OF ART & HISTORY EDUCATION WING MASTER PLAN, ALBUQUERQUE, NM 2018
- BACHECHI ENVIRONMENTAL EDUCATION CENTER, ALBUQUERQUE, NM 2011

#### WETLAND & ECOSYSTEMS RESTORATION - Biohabitats

- BIOPARK HERITAGE FARM (BIOHABITATS + SSA) ALBUQUERQUE, NM, 2019 – CURRENT
- VALLE DE ORO NATIONAL WILDLIFE REFUGE VISITOR CENTER, ALBUQUERQUE, NM
- SPRINGS PRESERVE WETLAND RESTORATION & STORMWATER TREATMENT, LAS VEGAS, NV
- ERNHILL SOUTH WETLANDS NATURAL TREATMENT SYSTEM, FOREST GROVE, OR
- ON-SITE WATER TREATMENT AND REUSE SYSTEM, SEATTLE, WA
- DESCANSO GARDENS LAKE & STREAM PROMENADE CONCEPT DEVELOPMENT, LA CAÑADA FLINTRIDGE, CA

#### INTERACTIVE EXHIBIT, PLAYGROUND, ZOO - Roto/LZA

- CITY OF ALBUQUERQUE BIOPARK HERITAGE FARM (ROTO/LZA + SSA) ALBUQUERQUE, NM, 2019 – CURRENT
- ABQ BIOPARK AUSTRALIAN EXHIBIT, ALBUQUERQUE, NM - 2019
- ZOO MIAMI, MIAMI, FL
- RIVER BEND FARM, UXBRIDGE, MA
- CHEETAH RACE, INDIANAPOLIS ZOO, INDIANAPOLIS, IN
- PHILADELPHIA ZOO, PHILADELPHIA, PA
- THE LIVING CORE FROST MUSEUM OF SCIENCE, MIAMI, FL

#### BOTANIC GARDENS - GROUNDWORK STUDIO

- ALBUQUERQUE BIOLOGICAL PARK , ALBUQUERQUE, NM. - CAMINO DE COLORES GARDEN, (2008)
- TINGLEY DRIVE STREETScape, ALBUQUERQUE, NM. – DESIGN, (2004)
- ALBUQUERQUE BIOLOGICAL PARK / RIO GRANDE BOTANIC GARDEN, ALBUQUERQUE, NM. - JAPANESE GARDEN (2001)
- ALBUQUERQUE BIOLOGICAL PARK , ALBUQUERQUE, NM. – MASTER PLAN (1992)
- ALBUQUERQUE BIOPARK ZOO PLAYGROUND, ALBUQUERQUE, NM (2018)
- ALBUQUERQUE BIOLOGICAL PARK ELEPHANT BARN LANDSCAPE IMPROVEMENTS (2019)
- WALKER PROPERTY REDEVELOPMENT VISIONING AND MASTER PLAN
- NATURE PLAY GUIDELINES
- ILSA AND REY GARDUNO AGROECOLOGY CENTER
- LOS TOMASES PARK
- MARBLE ARNO POND
- JAMES DWYER POLICE SUBSTATION IRRIGATION RENOVATION
- 6TH AREA COMMAND RENOVATIONS

#### WAY-FINDING - SUSSMAN PREJZA & CO

- CITY OF ALBUQUERQUE BIOPARK HERITAGE FARM (SUSSMAN PREJZA & CO + SSA) ALBUQUERQUE, NM, 2019 – CURRENT
- LOS ANGELES GRAND PARK, LOS ANGELES, CA
- ALL (7) CNM CAMPUSES (SUSSMAN PREJZA & CO + SSA)

#### CIVIL ENGINEERING - WILSON & CO.

- ON-CALL CONTRACT WITH STATE OF NEW MEXICO, STATE PARK DIVISION, EMNRD 2019 – CURRENT (WITH SSA)
- ON-CALL CONTRACT WITH WESTERN NEW MEXICO UNIVERSITY 2020 – CURRENT (WITH SSA)



### III. Respondent Experience

#### HERITAGE FARMS AT THE BIOPARK

Albuquerque, New Mexico

DATE OF COMPLETION:  
2021

OWNER:  
City of Albuquerque  
BioPark  
**Marisa Ortiz**  
BioPark Project Manager  
(505) 249-5765  
marisaortiz@cabq.gov

PROJECT SIZE:  
26.7 ACRES

ESTIMATED PROJECT  
BUDGET:  
\$7M

CONTRACTOR:  
TBD



Sam Sterling Architecture (SSA), alongside Sites Southwest, Biohabitats, Roto/LZA, Sussman Prejza & Co, ME&E, and Chavez-Grievies were hired by the City of Albuquerque in February 2020 for the Heritage Farm at the Bio Park project. The site includes the 19-acre farm site plus approximately 6.7 acres for the Cottonwood Gallery, which emphasizes the natural ecosystems of the Rio Grande. The Heritage Farm site plan is inspired by patterns of agricultural land plots connecting to the historic New Mexican lateral/acequia irrigation systems and is designed to be an interactive, friendly environment for families to learn and showcase sustainable farming practices. Interactive animal barns, exhibits, and new acequias are added to the site to help expand the farm and adapt existing structures while adhering to bio-dynamic and sustainable development principals applied to all new structures and site work. Lessons learned from vernacular architecture and historic, time tested agricultural practices and economic and responsible use of resources are integrated throughout, and as a constant and authentic work in progress. The Farm also looks to the future by incorporating renewable energy where appropriate.



Interactive Animal Barn Rendering



### III. Respondent Experience

#### BACHECHI OPEN SPACE

Albuquerque , New Mexico

DATE OF COMPLETION:  
2011

OWNER:  
Bernalillo County  
Parks & Recreation  
**Clay Campbell**  
AICP Planning Manager  
(505) 224-2151

PROJECT SIZE:  
27 ACRES

PROJECT BUDGET:  
\$3.2 M

CONTRACTOR:  
Longhorn Construction



Integrated into a 29-acre masterplan developed on the original site of the Bachechi Family Farm in Albuquerque's North Valley, the Environmental Education Building designed by SSA reinforces the sustainable ethic represented in the landscape and functions as an extension of the site experience. As part of an energy efficiency pilot project for Bernalillo County, the Education Building is also intended to be "on-display" where possible, with systems and material components noted and explained. Programmatic extensions of the Education Building include a shaded Outdoor Classroom, the Bachechi Family Memorial Rose Garden / Interpretive display, a County storage building and a Caretaker's residence. Sited at the confluence of an existing acequia, wetland and pecan grove, the building is shaped to create an archetypal southwest-facing courtyard and to minimize development in the larger open part of the site. The building is oriented to cardinal points and to frame views of the nearby wetland, fallow field wildlife areas, a city pump station and the distant West Mesa Volcanoes and Sandia Mountains. An 'aquarium' view window in the classroom, also aimed at the acequia and wetlands visually connects visitors to the larger hydrological systems present on site and enhances the overall education experience.



Sustainability Diagram

- 1 STRATEGICALLY LOCATED OPERABLE WINDOWS
  - Minimize heat gain, balance daylighting and induce cross ventilation
- 2 PHOTO-VOLTAIC PANELS
  - Grid-tied 4kW bi-facial photo-voltaic array shades windows and patio with net metering to sell back excess power
- 3 CENTRAL COOLING SYSTEM
  - High-efficiency 2-stage evaporative cooling system
- 4 RAINWATER HARVESTING
  - (2) 1000 gal. water cisterns for garden courtyard irrigation
- 5 INSULATION
  - Wood structure to reduce thermal bridging
  - R-49 Roof insulation (including R-20 Icynene)
  - R-24 Wall insulation (including 1" rigid @all ext. walls)
- PV METER / INVERTER ON DISPLAY
  - Building systems "on-display"
- MECH. ROOM GLAZING
  - Building systems "on-display"
- NATURAL LIGHT IN ALL SPACES, LOW EMBODIED ENERGY, LOW MAINTENANCE MATERIALS
  - Sealed concrete floor
  - Low - VOC paint
  - Rough sawn pine ceiling
  - Cementitious stucco
  - Unprimed black iron steel trellis and roof panels
  - Homasote wall panels (recycled newsprint)
  - All concrete contains 15% fly-ash
- LOW-FLOW PLUMBING FIXTURES
  - HIGH - EFFICIENCY LED AND FLUORESCENT LIGHTING
- INSULATED, THERMALLY BROKEN LOW-E GLAZING



### III. Respondent Experience

DATE OF COMPLETION:  
2018

OWNER:  
Albuquerque Museum  
Elizabeth Becker  
Curator of Education  
(505) 243-7255

PROJECT SIZE:  
26,000 SF

ESTIMATED OWNER  
BUDGET:  
\$12.5

CONTRACTOR:  
n/a

### ALBUQUERQUE MUSEUM OF ART & HISTORY EDUCATION CENTER MASTERPLAN Albuquerque, New Mexico



SSA was contracted for the addition of an Education Center to the existing Albuquerque Museum of Art & History (aM). One of the main challenges/opportunities for this project was providing the desired amount of new program in a limited amount of space, that preserved a portion of the existing sculpture garden and respected the historical context of the site. As a means of exploring solutions, SSA held an open charrette with aM staff, local artists, and local art educators. Additionally, SSA took up residence at the museum for two days to discuss the project with interested community members while working on models to help understand and explain the project. The final 2 story building program emerged out of a close collaboration between SSA, aM staff, and feedback from various stakeholder groups and general public.



Culture Lounge Rendering

### III. Respondent Experience

DATE OF COMPLETION:  
2004

OWNER:  
Albany Tomorrow  
**Thomas C. Chatmon Jr.**  
President & CEO  
(229) 430-3910

PROJECT SIZE:  
47,930

PROJECT BUDGET:  
\$28M

#### FLINT RIVERQUARIUM

Albany, Georgia

\* Project managed from proposal to completion by Sam Sterling, AIA while Executive Senior Associate at Antoine Predock Architect.



The Flint RiverQuarium illustrates a complex and collaborative integration of architecture and exhibit design, inspired by the biology, geology and hydrology of Southwest Georgia. Linking the City of Albany to the Flint River, the RiverQuarium is a landmark building for revitalizing the downtown district, offering a point of departure for contact with the river.

The design reveals a topologically evolving transition between nature and architecture, focusing on an axial view to the Flint River. Skywater is a chapel-like space for viewing a 15,000 square foot/100' diameter, naturally-landscaped Blue Hole. From Skywater, the exhibit route descends through the subsurface karst geology of the ACF (Apalachicola, Chattahoochee, and Flint) River Basin. Monolithic limestone blocks allude to the complex Ocala limestone terrain of sinks, aquifers, caves and streams that exist below the surface. Visitors move through a series of ramped galleries around and below the Blue Hole culminating in a vantage point looking up through 15 feet of water depth toward the sky. Subtle perceptual shifts occur as the viewer's sectional relationship to the consistent Blue Hole water level changes. Exhibit content and architectural intent merge in the rampways linking galleries.

Rough limestone masses integrate the interpretive nature of the building itself with the exhibits and the site. The south arm of the RiverQuarium is a stone monolith that burrows under ground, with native grass berms as evidence of the excavation. The north side erupts as a "mountain" of glass and earth toned pre-cast concrete that encloses the Skywater space.





## IV. Technical Approach

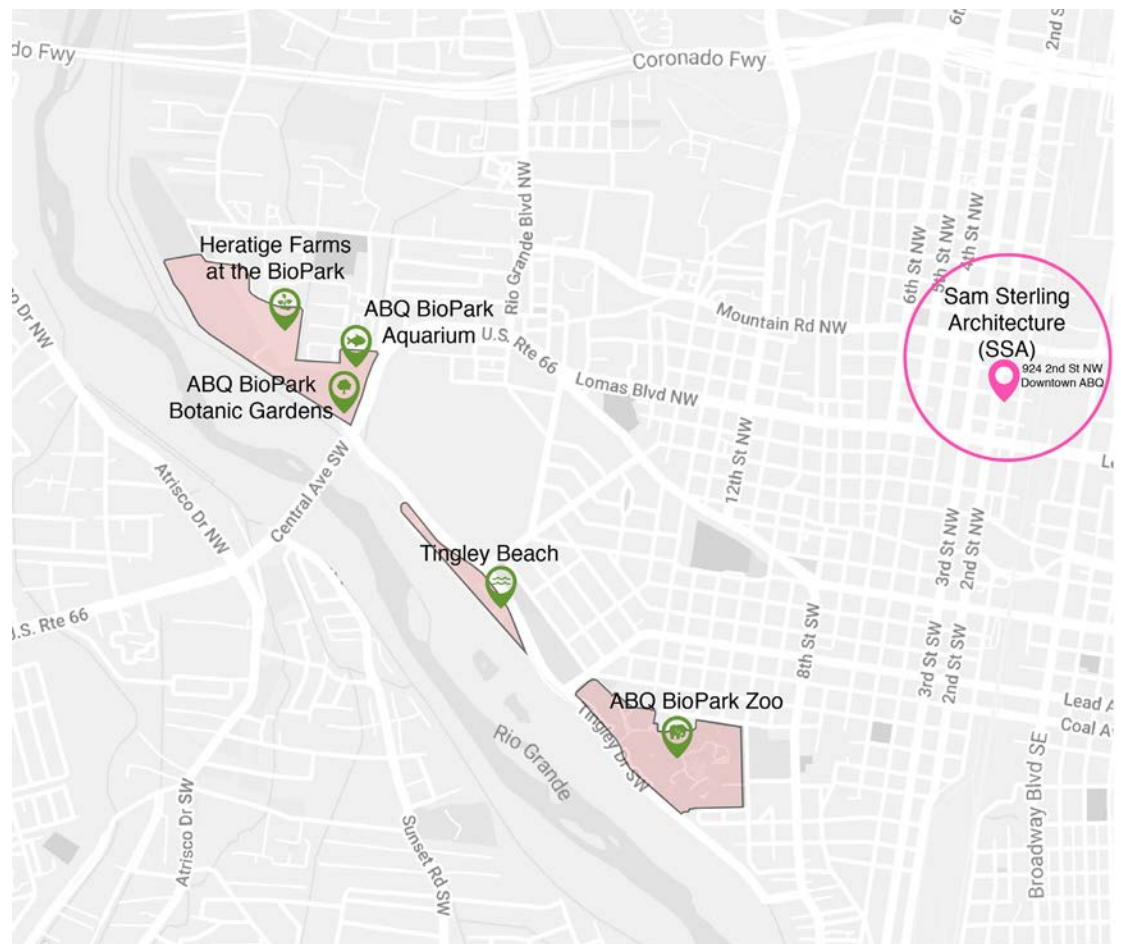
### 1. UNDERSTANDING OF PROJECT SCOPE

We understand the basic scope of the this on-call type of projects for the City of Albuquerque's BioPark facilities with includes the Zoo Aquarium, Botanic Garden, Heritage Farm, and Tingley Beach, as well as the supporting spaces of those properties, we have assembled a varied team of national and local consultants with the specific expertise to address the scope.

Scope per this On-Call RFP document includes, but is not limited to:

- Ongoing capital maintenance issues
- Analyses
- Project scoping
- Interpretive and theming
- Design phase services
- Permitting
- Studies
- Site planning
- Project estimating
- Pre-design services
- Construction phase services
- Landscape design.

SSA currently has on-call contracts with the State of New Mexico EMNRD (State Parks), Western New Mexico University, Bernalillo County, and Albuquerque Public Schools (APS). Additionally, we have also completed many projects for both the University of New Mexico and Central New Mexico Community College in an on-call manner.



All City of Albuquerque BioPark properties included in on-call contract relevant to SSA Office location.  
(Supporting spaces to be determined by CABQ)

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

*Demonstrate understanding of the project scope, describe what we intend to do and quality control procedures to ensure accuracy and adequacy of the work proposed to be performed.*

We believe that in-order to provide and pro-actively manage the required services as identified in this RFP, it is critical that all members of the A/E team have a thorough understanding of project goals, schedule and budget. With our consultants and clients, we form an integrated team with open lines of communication. We have high expectations for all members of our consultant team and principal level involvement starting in the Programming phase. The team assembled and headed by SSA for this City of Albuquerque on-call RFP has extensive experience with a wide array of projects, clients, budgets, schedules, opportunities and constraints. This depth of knowledge will enable our team to provide any specialized services and/or technical expertise required by the County. Our team will respond in an effective and timely manner to unpredictable complexities with enthusiasm, commitment and professionalism.

SSA utilizes the following strategies for managing on-call contracts in order to maintain project timelines. We expect these strategies will be further developed with the City of Albuquerque (COA) as required to meet project target goals and timelines:

1. SSA will work directly with COA, user and stakeholder groups to thoroughly define and develop a project scope reconciled with the budget, via a programming verification exercise. **A well-defined project scope helps to ensure the project remains focused and on-schedule.**
2. Once the project scope is developed, SSA, COA will coordinate on the development of the project design schedule, ensuring **ample meeting and verification checkpoints are provided to keep all team members working towards regular deadlines.**
3. **Constant communication from SSA to the Owner is essential** to ensure the project goals, expectations, and scope are maintained throughout the project. We aim for weekly client updates as projects progress, but communicate daily, as needed.
4. **Constant check-ins with the consultant team and their involvement in early stages ensure the deadlines set forth in the schedule are met while simultaneously ensuring quality control goals are achieved.**

### 2b. QUALITY CONTROL PLAN

We have learned over time that the best construction documents result from dedicated, team reviews, early turn-ins for coordination PRIOR to phase submittals and early consultant participation. Our focus is always on interdisciplinary design - thus, we expect active project engagement from our consultant team. We are hands-on and proactive on all of our projects and use physical models and renderings early in the process to help communicate design intent and bring clarity to the process and with our consultant team, we quickly move into BIM / Revit models in Schematic Design.

*Sam Sterling Architecture uses the following to produce highly coordinated specifications and drawings:*

**1. Program Verification / Concept Design:** For projects that already have Master Plan work completed, it is important to start with a phase that examines previous work. This effort can include Program test fits to see how proposed structures and site uses 'fit' on the property. A preliminary zoning analysis and parking study should also be part of this effort. This phase is important for the A/E team to catch up to the Owner relative to the intent of work already completed. It is also critical to begin to reconcile budget and scope in this phase, with a comprehensive cost estimate. The budget reconciliation will necessarily lead to a discussion of schedule and phasing.

**2. Document Owner Specific Criteria:** We have a dedicated meeting with the Owner and Owner's M&O team and relevant consultants to confirm Owner / Facility Manager criteria early in the project. We encourage active participation in the design process by the teams or people who will be maintaining the project after it is completed. M&O participation in the process also provides an additional layer of QC for the project during the design process.

**3a. As-built drawings / FM / M&O Site Visit:** It is important to have a clear understanding of all existing conditions on site before starting a project. This is particularly important for the primary site utilities, i.e. capacity of electrical service and drainage master plans. As-built drawings are reviewed and/or generated and the base plan is distributed to consultants to generate their own relevant existing systems documentation.

**3b. Existing Landscape/Site Analysis:** It will be key for the landscape architects to coordinate any conflicts and identify any opportunities for the landscapes interaction with the buildings and the infrastructure. Important vegetation will be mapped and identified for protection and worked around.

- Site and landscape conflicts with building and other infrastructure.
- Coordinate important vegetation that should be saved or worked around.

**4. Review Lessons Learned / Checklists:** Review lessons learned from previous similar projects with A/E team and Owner.

**5. Working Ahead:** We always aim to work ahead at each phase of a project relative to the traditional A/E deliverables. We believe a Design Development drawing set should be 65% complete (similar to GSA deliverables) with all building systems in place, sized and thus accurately priced. All relevant consultants are part of the design process from the beginning - as soon as we start.

- For Program Verification we develop physical models that communicate 3-D design intent for both sites and buildings.
- For Schematic Design, all MEP systems and duct paths should be anticipated and sized. Structural concepts are explored with cost / bracing / lateral implications documented
- At Design Development, Owner requirements and outline specifications are developed with cut sheets for all lighting and plumbing fixtures. All materials should be proposed with an Owner presentation and physical samples. Key wall sections are established and all documents necessary to accurately price are developed such as door, window and finish schedules. Primary building systems (MEP and Structure) are defined and the project has been reviewed with all relevant code officials.
- At 75% Construction Documents, we require an in-house hard-copy project printing to ensure adequate progress is being made toward the 90% submittal.
- We aim for 100% biddable documents at 95% Construction Documents, so that final tune-ups are minor and there are no unexpected cost changes at 100%.

**6. Document Coordination:** The entire core team is required to meet 2 weeks prior to milestone phase completion to review and coordinate. These are the drawings that then go to the estimator. All consultant drawings are required 1-week prior to all phases deadlines so that we have a week to compile, coordinate each phase deliverable PRIOR to delivery to the Owner. Each item noted at coordination meetings has a person assigned to its resolution. Consultants are required to submit a Quality Control plan of their own prior to starting a project and to confirm they have gone through their own in-house QC review prior to the full team reviews. Examples of areas reviewed PRIOR to submittal are:

- Structural, lighting, piping and ductwork clearance / conflicts. (Through BIM)
- Acoustic concerns and detailing relative to HVAC equipment / specifications / wall types.
- Specific Power requirements for HVAC and other equipment.
- Location, size and loads of HVAC equipment for coordination with structural/architectural.

**7. BIM / Revit:** ALL projects are done in revit. We use Bluebeam software "work sessions" to continually work through project design with project progress model uploads weekly.

**8. Utilities Review:** All major utilities are traced on the drawings from source to destination and verified on site. Confirmation of what utility work is in the project or if separate contract by Owner. This includes gas, electricity, back-up power/generators, water, sanitary sewer, storm sewer, phone and data and in this case irrigation.

**9. Specifications Consultant:** We use Green AE Specifications consultant for all of our project's specifications. Having a 3rd party consultant for this effort-provides additional QC for the CD/specification coordination effort.



### 3. SPECIALIZED PROBLEM SOLVING

#### 1. RESPONSIVENESS & COMMUNICATION

Clear communication is the best way to ensure quality and cost control on any project. **During early design phases we believe in holding frequent team meetings with the Owner and intended users to understand the scope of the project.** We include our consultants to provide input as soon as possible to ensure equal engagement of all disciplines. We pride ourselves in our dedication to listening to and incorporating the input of project stakeholders, including Owner, users, community members, consultants and building managers.

#### 2. PROJECT CRITERIA / STANDARDS

Based on the nature of the proposed on-call project, **we encourage active participation in the design process by the teams of people (Facilities, M&O) who will be maintaining the project after it is completed.** It is also important to establish any Owner design criteria early, i.e. lighting, hardware, fixtures, and furnishings.

#### 3. SITE CONDITIONS / SURVEY / IDO

It is important to have a clear understanding of existing site conditions - this is particularly important for geo-technical information, site drainage, traffic plans, adjacent neighbors, and any IDO requirements. **As-built drawings are generated and distributed to consultants to generate their own relevant existing conditions documentation.**

#### 4. UTILITY WALK-THROUGH

**All major utilities are traced on the drawings from source to destination.** Confirmation of what utility work is in the project or if separate contract by Owner. This includes gas, electricity, back-up power/generators, water, sanitary sewer, storm sewer, phone and data.

#### 5. SYSTEMS OPTIONS

Early in the process (*Program Verification or Schematic Design*) we focus on integrated design. All relevant consultants are part of the design process from the very beginning. **The intent is to give the Owner systems options to review for performance and cost (initial and life-cycle) of primary building systems - MEP and Structural. These two disciplines typically comprise 60%-70% of the total cost.**

#### 6. COORDINATION

The entire core team is required to meet two weeks prior to milestone phase completion to review and coordinate drawings. Each item noted at meetings has a person assigned to its resolution. **Consultants are required to submit a Quality Control plan of their own prior to starting a project and to confirm they have gone through their own in-house QC review prior to the full team reviews.** Examples of areas reviewed are:

- Has appropriate investigation been done relative to unforeseen conditions?
- Structural, lighting, piping and duct work clearance / conflicts.
- Acoustic concerns and detailing relative to HVAC equipment / specifications.
- Power requirements for HVAC and other equipment.
- Location, size and loads of HVAC equipment for coordination with structural.

#### 7. ACOUSTICS AND TECHNOLOGY / A-V

We typically work with an Acoustician and Data/A-V consultant on all projects. Technology and acoustics design are essential on all new buildings and renovations **The intent is to give the Owner systems options to review for performance and cost (initial and life-cycle) of primary building systems - MEP and Structural. These two disciplines typically comprise 60%-70% of the total cost.**

## V. Cost Control

### 1. COST CONTROL AND COST ESTIMATING TECHNIQUES

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

*How will you control expenditures for this project within your organization for workforce, other direct costs, and all other costs associated with the basic services fee that you will negotiate with the City?*

We use "Click-Time", an on-line time tracking and project management tool to track employee hours and help control design phase effort. We also review drawings and specifications digitally whenever possible to minimize reimbursable printing costs. We use Bluebeam software to facilitate on-going design development and coordination during the DD and CD phases. All of our consultants are conversant in Bluebeam software. Owners can also be invited into these work sessions to track and participate in development. This is particularly effective working with out of town consultants and on long distance projects.

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

*How often do you make estimates of probable costs to construct the project as design progresses and compare these to the City's budget for the project?*

Estimates are provided at all phase milestones which include:

- Program Verification / Concept Design
- Schematic Design
- Design Development
- 50% Construction Documents
- 90% Construction Documents
- 100% Construction Documents

Additionally, allowances for unique components to any project will have to be established early and constantly tested against the budget and estimated as they are developed. During construction, Balis and Co. assists with review of all Change Orders costs.

#### 1B.2. CORRECTIVE ACTIONS IF APPEARS THE BUDGET WILL BE EXCEEDED.

*What corrective actions do you take if it appears that the budget will be exceeded or if the project scope can be achieved at a lower cost than was discussed during negotiations.*

Starting in Schematic Design, alternates will be used to manage bidding risk. Typically we recommend developing Additive Alternates of approximately 15% of the project cost, depending on the current construction market. Deductive alternates are rarely used, but can be used if there is general concurrence that the scope is going to fall within the budget.

Bails and Co. corrective actions

- Actions to be taken if it appears that the budget will be exceeded: Bails and Co track record shows that they expect their estimates, including contingency at early phases, to average 3% to 5% above the low bid. If Bails estimate exceeds the budget by 5% or less, we recommend the use of alternates to bring the estimate down. If Bails estimate exceeds the budget by more than 5%, we assist the Owner, and consultants to value engineer/project elements. If the budget is still being exceeded, project scope must be examined.
- Actions to be taken if the estimate is significantly lower than the budget: alternates can be identified to increase scope and/or upgrade quality.

#### 1D. COST ESTIMATING TECHNIQUES

*What techniques will you use for this project and why?*

Cost control is the largest single challenge of most all projects, currently - particularly for Design-Bid-Build projects. Cost escalation, even between phases milestones is seriously impacting the design and production effort. What we are learning while trying to stay ahead of this challenge is how important regular communication with the estimating team is, along with managing expectations of all parties. We work closely with Balis and Co. in this effort. Some strategies we have recently implemented are:

- Conference calls with estimator and Owner to review the current market and latest bidding updates. Important to do on a regular basis to help set expectations
- Develop Additive Alternate strategy early in the process
- Design team to establish primary material / envelope systems in SD phase.
- Establish building typology systems cost bench marks (Balis pie charts), to make sure basic systems are generally in-line with historical percentages of total project.
- Structure and MEP systems combine for approx 70% of a projects costs. These consultants need to be involved early in the process to participate in design and budgeting of those systems.

FOLLOWING IS A COMPILATION OF SSA COST CONTROL BEST PRACTICES

##### Using specifications to help manage cost during construction by:

- Clarifying roles / responsibilities of all parties during construction
- Requiring the GC to submit 3D coordination drawings for MEP, FP and AV systems to reduce in-field coordination time.

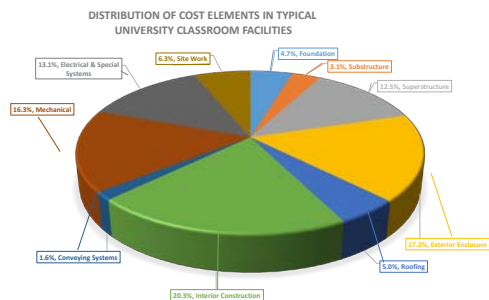
- Required pre-construction meetings for all complex trades and items, such as exhibits, signage, plants and building envelopes where you typically have overlapping sub-contractors
- Required meeting agenda items: Quality of work in place, systems coordination, As-built drawings Schedule, and Cost.
- Allowing for product substitution requests during Bid Phase, to open up bidding and avoid sole source procurement (except where required by the Owner or project specific requirements).
- Focus on schedule (and General Conditions cost) by requiring cost loaded project schedules & 4 week look ahead schedules.

#### Value Engineering

We employ a rigorous Value Engineering (VE) process when necessary to reduce cost, working with consultants to optimize materials and equipment based on cost. This process always involves the Owner and user groups to help prioritize aspects of the project that can be modified or deleted in order to stay within budget.

#### Interdisciplinary Team / Life Cycle Cost Analysis

One of the advantages of working with a team focused on integrated design is that cost benefit (value discussions are a continuous part of the analysis and design effort). Ultimately, sites, all aspect of the project are conceived holistically, result in more cost effective and sustainable projects, that are easier to construct and maintain. Life cycle costs are analyzed during design for all major systems. Materials are reviewed with the Owner for maintenance costs. This is also true for landscapes, where design can and should assist long term resource conservation.



## V. Cost Control

### 1. COST CONTROL AND COST ESTIMATING TECHNIQUES CONT.

#### 1D. COST ESTIMATING TECHNIQUES

##### Quantity Surveys

Balis & Company performs careful quantity surveys to ensure that all project scope has been accounted for. Quantity surveys are to be checked by the designers and consultants for completeness. On subsequent submittals, we check quantities against the previous submittals for variances.

##### Pricing

Balis & Company maintain a proven database of regional construction costs, which is adjusted for such factors as remoteness of location and site security considerations. Balis & Company tracks major jobs bidding on a regular basis to identify trends in labor and material costs. We obtain quotes from subcontractors and suppliers on basic materials and special items for each project.

##### Quality Assurance Checklist

Each project is thoroughly checked for:

- Estimate quantities versus control quantities for each CSI division
- Phasing/site/time/security restrictions
- Quantity and scale of alternates
- Cost of general conditions
- Market/number of bidders/inflation rate
- Unit prices of all items
- Document and specification coordination

##### Quality Control Techniques

Management of cost growth between project phases by judicious use of contingencies and "design reserve"

Checking that all specification sections are accounted for

- Checking between the disciplines for conflicts and omissions
- Application of "Contractor Thinking": Account for the impact of phasing and operational conflicts such as overtime work schedules, delays due to security checkpoints, and material delivery problems.
- Frequent communication with the A/E to ensure complete and accurate understanding of the design
- Review by firm Principal of final draft, emphasizing:
  1. Coordination among the disciplines
  2. Contractibility and constructibility
  3. If the market expected to prevail when the project bids

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

#### SSA PROJECT SUMMARY BREAKDOWN

NAME OF PROJECT	MONTH / YEAR OF BID	NUMBER OF BIDS	FINAL COST ESTIMATE	BID AWARD AMOUNT	NOTES
CNM - Ted Martinez T.I.	1/2021	3	\$356,000	\$254,561	1
WNMU - Harlan Hall Renovation	7/2020	1 (CMAR)	\$3.1 million	\$2.6 million	
CNM ATC Shell Space T.I.	9/2020	4	\$516,000	\$508,000	
CNM Wayfinding - Rio Rancho & Westside	4/2019	1 (CMAR)	\$2.2 million	\$2.3 million	

Notes:

1. Add Alt was not included in final bid.

#### BAILS & CO PROJECT SUMMARY BREAKDOWN

**Building 962 Air Handling Unit Replacement**  
 Sandia National Labs, Albuquerque, NM  
 Bid Date: 4/2021  
 No. of bidders: 4  
 Low Bid: \$3,218,707  
 Average Bid: \$3,531,523  
 Balis & Company Estimate: \$3,292,017

**Regional Transportation Management Center**  
 Albuquerque, NM  
 Bid Date: 8/7/18  
 Low Bid: \$11,471,742  
 Average Bid: \$11,975,990  
 Balis & Company Estimate: \$12,451,912

**Demolition of the Regional Correctional Center**  
 Bernalillo County / Albuquerque, NM  
 Bid Date: 11/13/20  
 No. of bidders: 2  
 Low Bid: \$1,698,732  
 Average Bid: \$1,829,366  
 Balis & Company Estimate: \$1,957,131

**Pueblo of Sandia Public Works Storage Building**  
 Pueblo of Sandia, NM  
 Low Bid: \$2,398,217  
 Average Bid: \$2,472,702  
 Balis & Company Estimate: \$2,553,017

**Explora X-Studio**  
 Albuquerque, NM  
 Bid Date: 5/12/20  
 No. of bidders: 5  
 Low Bid: \$3,861,388  
 Average Bid: \$4,010,369  
 Balis & Company Estimate: \$3,770,640

**Albuquerque Convention Center Remodel**  
 Albuquerque, NM  
 Bid Date: 12/11/12  
 Low Bid: \$7,763,105  
 Average Bid: \$8,184,808  
 Balis & Company Estimate: \$8,156,525

## Pay Equity Reporting Form



City of Albuquerque  
www.cabq.gov



Bernalillo County  
www.bermco.gov



Water Authority  
www.abcwua.org

## Company Details

Company Name	Sam Sterling Architecture, llc	Mailing Address	924 2nd Street NW Suite C Albuquerque, NM 87102
Phone	505.232.2520		
Email Address	ali@samsterlingarchitecture.com	NM Employees?	yes

Job Category	No. Females	No. Males	Gap (Abs. %)
1.1 Exec/Senior Level Officials/Mgrs	0	1	N/A
1.2 First/Mid Level Officials/Mgrs	0	0	N/A
2 Professionals	4	5	10.34%
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)	1	1	0.94%
7 Operatives (Semi-Skilled)	0	0	N/A
8 Laborers (Unskilled)	0	0	N/A
9 Service Workers	0	0	N/A
Overall Total	6	7	8.63%

Total # of Females (all categories)	6	Total # of Males (all categories)	7
Total # Female Only Job Categories	1	Total # Male Only Job Categories	1
Total # Part Time Females	5	Total # Part Time Males	2
Female % Workforce	46.15%	Male % of Workforce	53.85%
Total # Employees	13	Total # Non-Binary Employees	0

**Must be signed by a representative of the company.** Signature certifies that all employees working in New Mexico are included, the data is for one year ending when the form is signed, and any challenges to your information may require you to get third party verification at your own expense.

Ali Al-Gahmi - Project Manager/Designer ali alghami May 13, 2021  
Name and Title Signature Date Submitted

**All Pay Equity Reporting Forms are reviewed by the Gender Pay Equity Initiative within two business days of submission. A copy of the reviewed form will be emailed to you for inclusion with your bid or proposal. If the Overall Total Pay Gap on your form is 0%, the Gender Pay Equity Initiative will certify your Pay Equity Reporting Form. A Certified Pay Equity Reporting Form may allow you to obtain a 5% preference. Please keep in mind that a Pay Equity Reporting Form - whether certified or uncertified - must be submitted with all bids and proposals. Please contact the Gender Pay Equity Initiative with any questions: oei@cabq.gov or (505) 768-3512.**

☐ Certified - Overall Gap is 0% ali alghami ☒ Uncertified - Overall Gap is more than 0%  
Gender Pay Equity Representative

City of Albuquerque Capital Implementation Program

## Agreement and Insurance Certification

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

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

Project Name citywide on-call architectural services

Project Number 7303.98

Date 6.2.21 Firm Name SSA / Sam Sterling Architecture, LLC

Signature [Signature]

Title owner / architect

STATE OF NEW MEXICO )

) ss

COUNTY OF BERNALILLO )

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

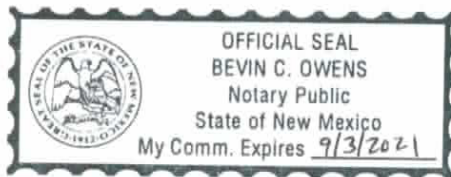
Sam Sterling

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

2<sup>nd</sup> day of June, 2021

[Signature]  
(Notary Public)

My commission expires: 9/3/2021





# STATE OF NEW MEXICO

TAXATION AND REVENUE DEPARTMENT

## RESIDENT BUSINESS CERTIFICATE

Issued to: SAM STERLING ARCHITECTURE, LLC

DBA: SAM STERLING ARCHITECTURE, LLC

924 2ND ST NW STE C

ALBUQUERQUE, NM 87102-2214

Expires: **20-May-2022**

Certificate Number:

**L2096434352**



Stephanie Schardin Clarke

*Cabinet Secretary*

THIS CERTIFICATE IS NOT TRANSFERABLE