



## ADDENDUM # 1

### Albuquerque Skyline Competition RFP

---

A pre-proposal meeting and tour of both City-owned Subject Sites was held on March 15, 2017. The tour of Subject Site A, located at 400 4<sup>th</sup> Street NW, was held at 10:00 a.m. MST. The tour of Subject Site B, located at 101 Silver SW, was held at 11:00 a.m. MST. The City of Albuquerque provided a brief overview of the Request for Proposals and had several individuals on hand at both sites to answer questions, including:

- Rebecca Velarde, City of Albuquerque Metropolitan Redevelopment Manager;
- Joan Black, City of Albuquerque, Metropolitan Redevelopment; and
- Matthew Butkus, City of Albuquerque, Metropolitan Redevelopment.

The attendees for the site tours are listed below:

Name	Email	Company
Tom Jenkins	<a href="mailto:tom.jenkins@cbre.com">tom.jenkins@cbre.com</a>	CBRE
Jeremy Dreskin	<a href="mailto:jdreskin@studioswarch.com">jdreskin@studioswarch.com</a>	Studio SW Architects
Owen Kramme	<a href="mailto:owenk@formativearchitecture.com">owenk@formativearchitecture.com</a>	Formative Architecture
Robert Heiser	<a href="mailto:rheiser@studioswarch.com">rheiser@studioswarch.com</a>	Studio SW Architects
Stephen Teeters	<a href="mailto:stephen@formativearchitecture.com">stephen@formativearchitecture.com</a>	Formative Architecture
David Cappel	<a href="mailto:dmcappel@gmail.com">dmcappel@gmail.com</a>	Realty One
Paul Matamoros	<a href="mailto:realestate4you@rocketmail.com">realestate4you@rocketmail.com</a>	Metro Properties
Michael Dexter	<a href="mailto:medexter@bpce.com">medexter@bpce.com</a>	Bridgers & Paxton
David Hassard	<a href="mailto:d.hassard@smpcarchitects.com">d.hassard@smpcarchitects.com</a>	SMPC
Daniel Mills	<a href="mailto:daniel.mills@hok.com">daniel.mills@hok.com</a>	HOK
Patricia Hancock	<a href="mailto:p.hancock@smpcarchitects.com">p.hancock@smpcarchitects.com</a>	SMPC
Mike Bustamante	<a href="mailto:chall170@comcast.net">chall170@comcast.net</a>	
Mike Wallace	<a href="mailto:mcwallace1105@gmail.com">mcwallace1105@gmail.com</a>	
Kari Fournier	<a href="mailto:kari@edi-integrate.com">kari@edi-integrate.com</a>	
David Silverman	<a href="mailto:david@geltmore.com">david@geltmore.com</a>	Geltmore
Adam Silverman	<a href="mailto:adam@geltmore.com">adam@geltmore.com</a>	Geltmore
Kalvin Davis	<a href="mailto:kalvin@geltmore.com">kalvin@geltmore.com</a>	Geltmore

There were several questions asked and answered during the tours.

Questions from site tour participants are in regular font, and City responses provided at the tours are in **bold** font. Answers in *bold and italics* are responses to questions that the City did not have an answer for at the time of the tours and needed to conduct additional research.

400 4<sup>th</sup> St. NW

1. How many parking spaces are currently on-site?  
**212 parking spaces are currently on-site.**
2. Are there any soil/environmental studies available?  
**MRA staff is not aware of any of these types of studies at this time. Any studies found in the future will be posted on the RFP website.**
3. Is it all City employee parking?  
**The MRA does not know the employment distribution of those that park on the site. *\*UPDATE\* 186 of the 212 spaces are utilized by City employees and City Departments as for pay period ending 3/3/17.***
4. Are there any encumbrances on the property?  
**We are not aware of any encumbrances at this time. Any found in the future will be posted on the RFP website.**
5. Are we doing a survey?  
**The MRA has not completed a survey but will consider completing one. *\*UPDATE\* The City will have an ALTA Survey performed and will post it on the RFP website once it is completed.***
6. How deep is bedrock?  
**The MRA does not have this information.**
7. What is the meaning of the waiver language in the RFP?  
**The language gives the City certain rights when evaluating proposals.**
8. How does the scoring work?  
**The Ad Hoc Selection Committee will review the proposals against the Evaluation Criteria outlined in the RFP and will make a recommendation to the ADC. The ADC will make the final selection but does not have to accept the recommendation of the Ad Hoc Selection Committee.**
9. Will other meetings be held on this RFP?  
**If another meeting is held, it will be posted to the website, and everyone that signed in for this site tour will be notified.**
10. Is each Subject Site scored separately?  
**Applicant will have to tell us whether the site proposals are tied together or if they stand alone.**

11. What land use does the City want?

**The MRA asks proposers to submit proposals with uses they feel are appropriate. The specific goals of the City are outlined in the RFP.**

12. Is this a public-private partnership?

**The MRA considers all of our projects public-private partnerships. As outlined in the RFP, the MRA is open to a variety of deal structures.**

13. What additional contributions is the City willing to make?

**As outlined in the RFP, Proposers will need to tell City what public contributions they need to complete the Project. The City will take into account the feasibility of each Proposer's request through the Evaluation Criteria outlined in the RFP.**

14. Are there other City initiatives in the area?

**The MRA outlined recent and planned City initiatives in the RFP, including the completed upgrades at the Convention Center and the planned improvements to Civic Plaza.**

15. How will the construction be managed?

**The MRA is not typically involved in construction management as this responsibility rests with the Master Developer. Each Proposer will submit in their proposal a redevelopment plan.**

16. What development was on this property before?

**The MRA is unaware of past development on this property.**

*\*UPDATE\* Historical aerial images show existing structures on the property at one time, however due to the quality of the images we are unable to determine exactly what those structures are.*

17. Is there a soil analysis?

**The MRA is not aware of a soil analysis for this property. Any studies found in the future will be posted on the RFP website.**

18. When will the selection occur?

**As outlined in the RFP, selection will occur in the fall of 2017. The MRA hopes to execute a Development Agreement prior to the end of the year.**

19. How does the change in the current Administration, the Integrated Development Ordinance (IDO) and the Comprehensive Plan affect this site?

**The outcome of the Comprehensive Plan and the IDO should not affect this procurement process, and the MRA hopes to execute a Development Agreement prior to the end of the year.**

101 Silver Avenue SW

1. Was an environmental study performed?

**The MRA does not have an environmental study for the site. We are reviewing old files, and any studies found will be posted on the RFP website.**

***\*UPDATE\* Please see the upcoming Addendum # 2 and Addendum # 3 for additional information on Environmental Site Assessments and Groundwater Monitoring.***

2. Has any remediation been performed on this site?

**The MRA is not aware of any remediation performed at this time, but we will look further into it. Anything found will be posted on the RFP website.**

***\*UPDATE\* Please see the upcoming Addendum # 2 and Addendum # 3 for additional information on Environmental Site Assessments and Groundwater Monitoring.***

3. Is there a survey?

**The MRA has not completed a survey but will consider completing one.**

***\*UPDATE\* The City will have an ALTA Survey performed and will post it on the RFP website once it is completed.***

4. Any soil tests?

**The MRA is not aware of a soil analysis for this property. Any studies found in the future will be posted on the RFP website.**

5. Is there an environmental study for the parking garage to the north?

**The MRA will look into the possibility of an environmental study to the north of this site. Any studies that we find will be posted on the RFP website.**

6. Does the proposal involve the parking structure to the north?

**The RFP does not specifically contemplate the parking structure to the north of this site. Each Proposer will need to explain in their proposal how the Proposer would like the City to be involved in the proposed Project. The City will take into account the feasibility of each Proposer's request through the Evaluation Criteria outlined in the RFP.**

7. What about parking?

**As described in the RFP, the redevelopment of the site should provide enough off-street parking to meet the parking demand of the site.**

8. What is the vacancy at Imperial?

**The residential portion of the Imperial Building is currently 97% occupied.**

9. Where is Albuquerque Rapid Transit (ART) running in this area?

**The ART line will run east on Gold Avenue and west on Copper Avenue in Downtown Albuquerque.**

10. Are there utilities in alley and/or encumbrances on property?

**The MRA does not currently have the answer to this question.**

***\*UPDATE\* The City will have an ALTA Survey performed and will post it on the RFP website once it is completed.***

11. What is the vacancy in Casitas de Colores?  
**The MRA does not currently have the answer to this question.**  
*\*UPDATE\* Casitas de Colores is currently 95% occupied.*
12. What is the configuration of the apartments in Casitas de Colores?  
**Casitas de Colores offers two- and three-bedroom units.**
13. How long is the site being used for a staging lot?  
**The City has entered into a License Agreement with Klinger that expires at the end of 2018; however, we anticipate its completion to occur prior to that timeframe.**  
*\*UPDATE\* The License Agreement expires on June 30, 2018.*
14. What is included in the Alvarado Transportation Center?  
**The Alvarado Transportation Center is a station for the NM Rail Runner, Amtrak, Greyhound Bus Lines, and ABQ Ride.**
15. Is sustainability being considered for proposals?  
**Sustainability is not one of the goals or evaluation criteria outlined in the RFP.**
16. What will happen to the extra wide alley?  
**The City does not currently have plans to alter the alley.**