



ADDENDUM #2

1st/Central RFP

A site tour was held on June 17, 2014 at 10:00 a.m. The City of Albuquerque provided a brief overview of the Request for Proposals and had several individuals on hand to answer questions, including:

- Suzanne Lubar, City of Albuquerque Planning Director;
- Rebecca Velarde, City of Albuquerque Metropolitan Redevelopment Manager;
- Dayna Crawford, City of Albuquerque Deputy Transit Director;
- William Gallegos, City of Albuquerque Environmental Health Manager;
- Bart Faris, New Mexico Environment Department;
- Pam Homer, New Mexico Environment Department; and
- Tony Sylvester, Mid-Region Council of Governments of New Mexico.

The sign-in sheet for the site tour follows on the next two pages:

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The questions asked by potential proposers and answered by the City and its partners are as follows:

1. Does the site have contaminated soil?

Soil contamination exists, but it has not seeped into the groundwater. Please reference the RFP exhibits for detailed information.

2. Who is liable for the environmental contamination?

The railroad company is responsible for the contamination. The New Mexico Environment Department (NMED) has been negotiating with the railroad company on similar, nearby sites. Further, there is a program managed by NMED that could be used by the future owner of the site to clear him or her of any future liability due to previous environmental contamination.

3. Who is on the City team releasing the RFP?

The Metropolitan Redevelopment Agency in the City's Planning Department is managing the RFP process.

4. What incentives is the City providing for this site?

The City's incentives to the selected Master Developer are described in Part II.A of the RFP. The City then briefly went over some of these incentives. The City also spoke about the positive attributes of the site, including access to public transit and proximity to the Innovate ABQ site.

5. Are you allowing housing to be a part of the development?

We will reject any proposals that include a workforce housing component. We are asking the proposals include an entertainment hub as described in the project goals, but the City will accept proposals that also include a market rate housing component.

6. May we integrate other sites in our proposal?

Proposers may integrate other sites in the proposal, but unless you own or have a purchase agreement for the site, then the Subject Site must be able to stand alone.

7. What is the property's appraised value?

It is \$1.4 million.

8. Will RFP be advertised nationwide?

Yes.

9. Does the Downtown 2025 Sector Plan allow an office use on the Subject Site?

Yes. At the site tour, the City responded incorrectly that office was only permissive above the ground floor. In fact, the office use is fully permissive on the Subject Site.

10. Does the City have a particular tenant in mind for the Subject Site?

No. We are simply seeking an entertainment hub concept.

11. Please describe in more detail the pedestrian crossings at the railroad tracks planned in the TIGER grant.

The TIGER grant proposes an above-grade crossing between the Subject Site and the Innovate ABQ site. Further, it proposes an at-grade pedestrian crossing along Central Avenue.

Due to confusion on this subject, the City is posting images of the planned improvements as a part of this addendum. Please note that these images are conceptual in nature and may change. Further, the images of buildings on the private parcels in no way reflect the planned design or City's preferred design for these buildings. The images submitted are as follows:



Central Avenue facing East.



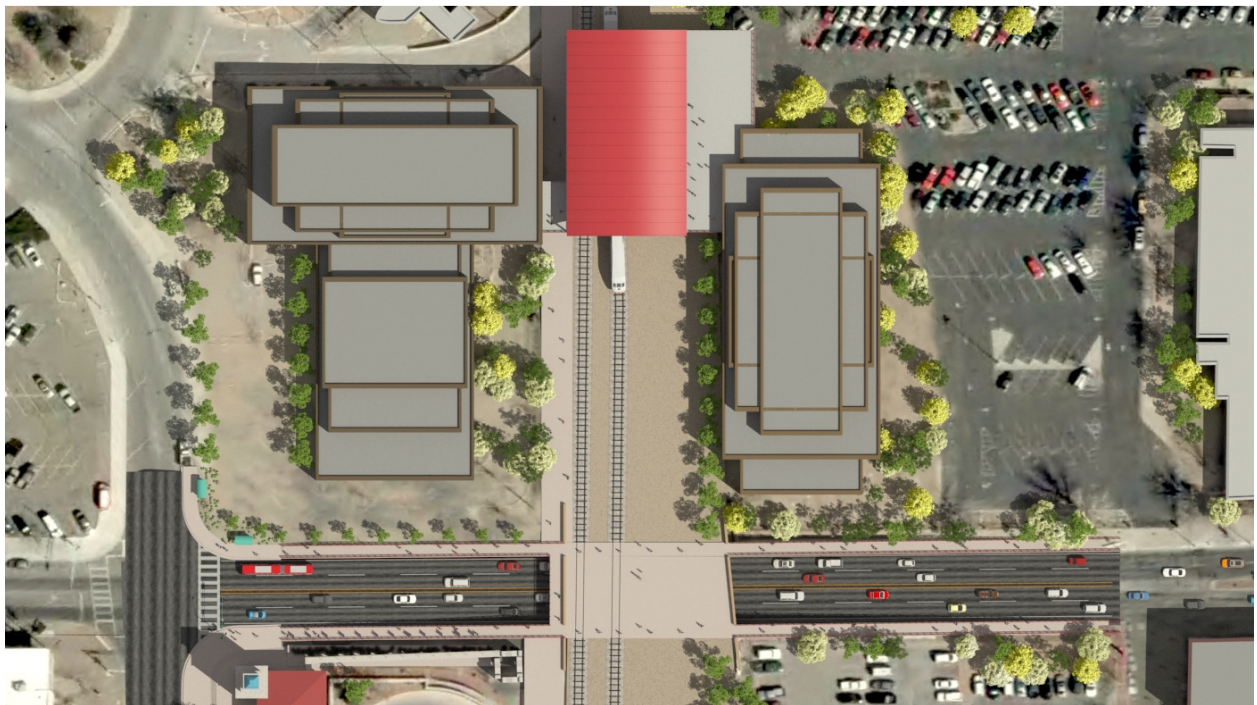
View from Subject Site looking southeast.



View northeast from Alvarado Transportation Center site.



View north from railroad tracks.



Aerial view.