



ADDENDUM #5

1st/Central RFP

A site tour was held on August 20, 2014 at 9:00 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;
- Michael Riordan, City of Albuquerque Municipal Development Director;
- Dayna Crawford, City of Albuquerque Deputy Transit Director;
- Rebecca Velarde, City of Albuquerque Metropolitan Redevelopment Manager;
- William Gallegos, City of Albuquerque Environmental Health Manager;
- Paul Olson, City of Albuquerque Environmental Health Principal Engineer; and
- Michelle Hunter, New Mexico Environment Department.

Following a tour of the site, site tour participants heard a presentation on the Innovate ABQ master planning process from Kevin Bacon of Perkins and Will and Roger Schluntz with the University of New Mexico.

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

SIGN-IN SHEET
FIRST & CENTRAL August 20, 2014
 Please print legibly! Thank you!

NAME	COMPANY NAME	PHONE NUMBER	EMAIL ADDRESS
Billy Gallegos	CDA EHD	768-2658	bgallegos@cdbg.gov
Paul Olson	City of Albuquerque EHD	768-2633	polson@cdbg.gov
Roger Schultz	UNM - Intra - A&O	277-7300	rschultz@unm.edu
GennFellows	SMPE Architects	255-2668	g.fellows@smpearchitects.com
Bob Herzer	SSWA ARCHITECTS	843-9639	rherzer@studioswarch.com
Bruce Sidorowicz	BHI	823-1000	bsidorowicz@bhiinc.com
MARISA WHITTINGTON	Upstream	255-5422	marwhitton@upstream.gov
Valerie Meier	Upstream	255-5422	vmeier@upstream.gov
Dayna Crawford	ABQ Ride	414-3438	dayna@cdbg.gov
Mike Rarden	COA DMD	760-3930	mrarden@cdbg.gov
Nichelle Hunter	NMED	827-2242	michelle.hunter@stat.nm.us

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FIRST & CENTRAL August 20, 2014
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NAME	COMPANY NAME	PHONE NUMBER	EMAIL ADDRESS
David Silverman	Geltmore, LLC	294-8625	david.silverman@geltmore.com
CATHERINE HARRIS	UNM / STUDIO PROFESSOR	205 5165	cpharris@unm.edu
ALEX WEBB	UNM / STUDIO PROFESSOR	312-4748	AWEBB4@UNM.EDU

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

1. How confident are you on the timeline for Bus Rapid Transit (BRT)?

The City is confident they can meet the milestones.

2. Where will the BRT route be near the Subject Site?

The City is looking to “square off” the corner of 1st Street and Central Avenue. Heading west along Central Avenue, BRT buses will turn right on 1st Street and continue along Copper Avenue through Downtown Albuquerque. The exact location of the BRT stop in this area has not yet been determined.

3. Where will the BRT route be through Downtown Albuquerque?

Heading west along Central Avenue, BRT buses will turn right on 1st Street and continue along Copper Avenue through Downtown Albuquerque then return back to Central Avenue at 10th Street. Heading east along Central Avenue, BRT buses will turn at 8th Street and continue along Gold Street through Downtown Albuquerque, then return back to Central Avenue at 1st Street.

4. Where is the soil contamination on the Subject Site?

The petroleum hydrocarbon soil impacts are located in shallow soils on the east portion of the property and are deeper as you head west.

5. Who will be the responsible party for the removing the contamination?

The Burlington Northern Santa Fe (BNSF) is the responsible party (RP) for cleaning up the ground water contamination. They are technically responsible for the soil impacts, but if a developer or property owner removes the soils, that entity becomes responsible for the disposition of the soil (proper hauling and disposal). The New Mexico Environment Department (NMED) requires RPs to clean up contaminated ground water, and BNSF has stated that they will propose a monitored natural attenuation strategy (monitor the ground water until it meets standards) for this plume.

6. Will there be a pedestrian crossing along Central Avenue at the tracks?

The TIGER grant application includes plans to create an at-grade crossing along Central Avenue at the railway tracks.

7. There appears to be two pedestrian crossings in the TIGER grant elevations. Is this correct?

If the City receives a TIGER grant, we are contemplating using some of the funding for an above grade pedestrian walkway between the Subject Site and the proposed Innovate ABQ site.

8. Will the Subject Site be replatted?

Yes. When a developer is selected, the City expects the developer to replat the Subject Site.

9. Is the Subject Site subject to flooding?

The Subject Site is generally not affected by the flooding sometimes seen below the railroad tracks on Central Avenue. However, this could change over time.

The presentation given by Perkins and Will and UNM can be found at the following link:

<http://www.cabq.gov/planning/documents/1stCentralKickoffPresenttionUNM082014.pdf>