



ADDENDUM #1

De Anza Motor Lodge RFP

A site tour and pre-proposal meeting was held at the De Anza Motor Lodge on September 10, 2014 at 9:00 am. The City of Albuquerque provided a brief overview of the Request for Proposals and had several individuals on hand to answer questions, including:

- Chris Hyer, City of Albuquerque, Metropolitan Redevelopment & Project Manager;
- Rebecca Velarde, City of Albuquerque Metropolitan Redevelopment Manager;
- Mary Ellen Hennessy, City of Albuquerque, Historic Preservation Planner;
- Tina Reames, C/S/R Architects, Project Manager for Assessment Report.

The sign-in sheet for the site tour is presented below:

SIGN-IN SHEET
DE ANZA MOTOR LODGE
September 10, 2014

Name	Affiliation	email address
1. <u>Stevan Schert</u>	<u>Center Street Prop.</u>	<u>Kennycspa@gmail.</u>
2. <u>Jack McMicos</u>	<u>Center Street Properties</u>	<u>Kennycspa@gmail.com</u>
3. <u>VEST BEIERLE</u>	<u>EDI</u>	<u>VEST@EDI-ARCH.COM</u>
4. <u>WALTER BARECA</u>	<u>PEARL HOSPITALITY</u>	<u>WBARECA@PEARLHOSPITALITY.COM</u> <u>PEARLHOTELS.COM</u>
5. <u>RJ Price</u>	<u>High Five Construction, Inc</u>	<u>hfive1001@gmail.com</u>
6. <u>Ron Oschner</u>	<u>HIGH FIVE CONS., INC.</u>	<u>ronoschner@centurylink.net</u>
7. <u>JAMES C LEWIS</u>	<u>GENERAL DESIGN, INC</u>	<u>gdi@mac.com</u>
8. <u>ROB GARCIA</u>	<u>YES Housing, Inc.</u>	<u>rgarcia@yeshousing.com</u>
9. <u>Anna Smith</u>	<u>Construct S.W</u>	<u>constructsouthwest@gmail.com</u>
10. <u>Thomas Oda</u>	<u>Mansion Ridge Inv. Co.</u>	<u>thomasoda@gmail.com</u>
11. <u>Elena Agustin</u>	<u>studio Southwest Arch</u>	<u>eagustine@studioswarch.com</u>
12. <u>Teri Rothschild</u>	<u>Panetiere Hospitality LLC</u>	<u>terirothschild@gmail.com</u>
13. <u>Kate Adams</u>	<u>Panetiere Hospitality</u>	<u>Kadams@panetiere.com</u> <u>Marketing.com</u>
14. <u>JENNIFER FACIO</u>	<u>SMPC Architects</u>	<u>J.facio@smpcarchitects.com</u>
15. <u>Blenn Fellows</u>	<u>"</u>	<u>gfellowse@smprarchitects.com</u>
16. <u>SHELLY HUTCHINSON</u>	<u>RBA ARCHITECTURE</u>	<u>shelly@rba81.com</u>
17. <u>GAMMATH SMITH</u>	<u>NON LIFE HOMES. GL Studio Ltd</u>	<u>glstudio1td@gmail.com</u>

There were several questions regarding the RFP in regards to information to include in the submitted proposals and the site in general.

Below are the questions that were asked and the answers.

1. Question: Is there anyone specific to contact at the Zuni?

Answer: Yes, please contact Lieutenant Governor Steve Boone at stboon@ashiwi.org or (505) 782-7024.

2. Question: Are pictures allowed of the Zuni Murals?

No pictures are allowed of the Zuni Murals out of respect for the Zuni religion.

3. Question: Are you going to file historic guidelines?

The Metropolitan Redevelopment Agency will request that the Landmarks and Urban Conservation Commission revise the specific development guidelines for the City Landmark.

4. Question: Will the architectural drawings and exhibits that were to be used by the previous developer be available to view in CAD format?

Yes, the City has been in contact with the previous developer and has asked that these drawings be made available. The files will be posted to the City Planning Department's webpage for the De Anza Motor Lodge RFP.

5. Will the swimming pool have to stay?

The swimming pool has historic significance in that it was an amenity added in the 1950's as the motel attempted to keep pace with prevailing changes in the motel industry. That being said, the swimming pool is not specified for retention in the specific development guidelines for the City Landmark. The National Park Service, in consideration of a previous tax-advantaged rehabilitation in 2009 that proposed removing the pool noted "The historic kidney-shaped swimming pool is also a character-defining feature and retention of the apron should be incorporated into the landscaping plan as a design element." There is no hard and fast rule with regard to the pool, however; some representation of this feature might be considered in a re-development proposal.

6. Did the fire in Building D compromise the structure?

Yes, based on the mechanical, electrical, and structural engineering studies, Building D is compromised. Please find additional details in Exhibit K.

7. Can you give an overview of the asbestos?

Asbestos abatement has been done on the property, and not all of the asbestos has been taken out. Please review Exhibit J for the materials that were removed and Exhibit K for materials that still remain at the site. A full environmental engineering report provided from the 2014 assessment can be found in the appendices of the Exhibit K.

8. Should there be concerns of any subsurface areas?

No, the City is not aware of any concerns. There has been no known soils contamination or problems with the subsurface soils at the site.

9. What is the condition of the main building (Building E)?

The main building rooftop has deteriorated and has drainage problems. Please refer to Exhibit K for further detail.

10. Are the wood screens on the windows historical and would they have to stay?

The painted wooden sunscreens were added to the buildings as a component of a 1964 façade renovation designed by notable local architect George Pearl. They are not specified for retention in the LUCC development guidelines for the City Landmark. The National Park Service Technical Preservation Services Chief, in a letter dated 6/25/2013 to the City, noted “the loss of the painted wooden sunscreens is regrettable, but their loss would be acceptable within the limits of change contemplated by the (Secretary of the Interior’s) Standards, and would not cause the entire rehabilitation to fall short of the minimum required for certification.”

So, in short, there is no hard and fast rule as to removing or retaining the screens. They are considered to have historic significance. However, retention is not a requirement.

11. Will the main sign remain?

Yes, the large free standing sign at the street must stay, but can be relocated along the frontage if necessary. The City of Albuquerque is working on restoration of the sign and should be completed by the time the developer takes control of the site.

12. Do you know if the main sign is the original?

Yes, the sign is the original sign.

13. Will the other signs on the other buildings need to be kept?

We are looking for solutions. They are not specified for retention in the development guidelines for the City Landmark.