

DeAnza Motor Lodge RFP

Pre-Proposal Conference held March 15, 2011

Questions raised by attendees on March 15, 2011

Answers by City of Albuquerque, Metropolitan Redevelopment on March 18, 2011

1. What elements of the project will need to be upgraded or can be exempted under current Energy Code requirements? (i.e. windows). Per Section 101.6.2 of the 2009 Albuquerque Energy Conservation Code, the project is exempt because the property is listed on both the State and National Register of Historic Places. However, all other current building, plumbing, mechanical and electrical codes would apply.
2. Are all structures part of the Historic Registration? Yes.
3. Is the perpetuity clause in the sample Development Agreement negotiable? Section 10.1.4 is negotiable.
4. Who will the lead agency be, in terms of project review -- the City of Albuquerque or the State Office of Historic Preservation? The City of Albuquerque.
5. Is it the intent of the RFP to require a developer to go back to the original 1939 concept? No.
6. Can part of the structure or facilities be demolished? Yes, but only minimally and only to accomplish critical purposes that cannot be reasonably accomplished otherwise.
7. Has all asbestos, lead-based paints, and other environmental hazards been removed from the property? All asbestos has been removed and the copy of the asbestos removal certification has been posted on the City website. A copy of the October 15, 2007 Asbestos Removal report has been posted on the City website. No lead based paint has been removed from the property. However the May 29, 2002 Phase 1 Environmental Report indicates that due to the age of the structure, there is a potential for lead-based paint and lead in the drinking water due to pipe dope and lead solder.
8. Can the City provide or post on the website a copy of the latest Environmental Phase 1 Report? Yes. It has now been posted on the City website.
9. What is different in this RFP, compared to the last one? Copies of the prior RFP can be provided upon request. The scoring section of the RFP has been revised.
10. Will the City be maintaining ownership, thereby leasing out the Museum portion of the project? The city is in the process of determining its options regarding ownership of the museum -- assuming the current \$213,000 grant (federal funds) is used to design the museum.
11. Are all existing signs required to be preserved? No - However the main "De Anza Motor Lodge" sign on Central Avenue should remain as a historic sign.

12. What grants are available for signage retention? Route 66 Corridor Preservation Program / National Park Service. If not, what signs can be removed? Any sign determined not to be part of the historic value of the property.
13. What is the status of the electrical system improvements on the property? Existing electrical system must meet today's 2008 NEC requirements, in particularly if the existing electrical system has been damaged or deemed unsafe by the city Building Official. FYI – the City will be implementing the 2011 NEC on July 1, 2011. The current 2006 UPC and 2006 UMC will also be replaced with the 2009 UPC and 2009 UMC effective July 1, 2011.
14. Are there any concerns or issues with the Pueblos or Zuni Tribe related to the property or murals there upon? A copy of the December 22, 2006 letter from the Zuni Tribe is posted on the City website. No other issues or concerns have been expressed by other Pueblos.
15. Are any of the trees deemed historical and must also be retained into the project? Any redevelopment design should incorporate and retain the existing rose bushes along Central Avenue, the single peach tree along the east side of the auto-courtyard, and the Mexican elder trees along Washington Street. No other specific plants must be retained, but the project's landscape design should befit a historic Route 66 motel.
16. Must the swimming pool be retained into the project? To be determined.
17. What are the ADA requirements on redevelopment of the property? The Building Department will require compliance with ADA upgrades on the property based on building and site occupancy types as listed in the current 2006 IBC.
18. What are the Fire Suppression requirements on redevelopment of the project? A new fire alarm, smoke detectors and a new sprinkler system will need to be installed as requested by the Albuquerque Fire Department. Please contact the Fire Department at 505-924-3611 with any further questions.

Other noteworthy comments:

1. The public was directed to view The Secretary of the Interior's Standards for Rehabilitation on the City's website.
2. There is currently a \$300,000 allowance in the upcoming GO Bond proposition to help offset the costs of repair to the existing roof at the DeAnza Motorlodge. This item will be decided by the Voters in November 2011.
3. The City agreed to hold a second walk-thru and tour of other non-accessed areas on **March 30, 2011 at 9am**. A notice of this second tour will be posted on the City Website and a written notice will be sent to those who attended the March 15, 2011 walk-thru.
4. Specific Development Guidelines (DRAFT) are posted on the City website.