

DeAnza Motor Lodge RFP

Second Pre-Proposal Conference held March 30, 2011

Questions raised by attendees on March 30, 2011

Answers by City of Albuquerque, Metropolitan Redevelopment on April 4, 2011

1. Is it possible for the RFP deadline to be extended past April 11, 2011? No.
2. What is total the total project square footage? 36,718 sf.
3. Can you provide a definition of affordable housing? Use the 2010 HUD Guidelines for the Albuquerque MSA.
4. Will bulb-outs be required at the corner of Central and Washington and Central and Graceland? No, not required. Please check with Department of Municipal Development regarding any requested street improvements along public rights-of-way.
5. How many fire hydrants will be required to serve the property, assuming it is an R1 occupancy and Type IV-B construction? The fire department requires no fire truck to be further than 300 feet from the nearest hydrant. It is suggested you contact Frank Quintana of the Albuquerque Fire Marshall office. His number is 505-924-3611.
6. Access to the site will be difficult for fire vehicles. With that in mind, I would propose to locate any required hydrants on Graceland, Washington and Copper Streets and utilize openings off of those streets that currently exist as FD access points for hoses to be run to the fire. Does that sound like an acceptable solution? Yes, however fire sprinklers will need to be added to the existing structure. Please contact Frank Quintana of the Albuquerque Fire Marshall office to ensure all other fire access and apparatus needs are met. His number is 505-924-3611.
7. Would the existing windows in the project need to up-graded to meet today's code for emergency egress? Only if there is no other means of egress from the room. All building and fire codes will need to be adhered to, with exception of the Energy Code due to the building being a historic structure.
8. What percentage of the units will need to be fully ADA accessible? This depends on the building occupancy type per the building code. For example, 2% of the units will likely need to be fully ADA accessible if the occupancy type is R2 for apartments. Other occupancy types may require different percentage requirements. Please contact Tony Medley or his staff of the Albuquerque Building Division at 505-924-3313 with any further questions.
9. Can the building be modified, even though it is historic? Yes. Any modification to the building and/or site areas would need to comply with the Secretary of Interior Standards for Historic Structures as provided in RFP packet.
10. Can additional landscaping be added to the motor court area of the project? Yes. Any modification to the building and/or site areas would need to comply with the Secretary of Interior Standards for Historic Structures as provided in RFP packet.

11. Is it acceptable to incorporate period architecture and other building facade treatments from different time periods along Historic Route 66? Any modification to the building and/or site areas would need to comply with the Secretary of Interior Standards for Historic Structures as provided in RFP packet.
12. Is the swimming pool a must stay item in the project? Yes – at this time. Any modification to the building and/or site areas would need to comply with the Secretary of Interior Standards for Historic Structures as provided in RFP packet
13. What sign or signs need to stay in the project due to the property's historic designation? The main freestanding pole sign, the Coffee Shop original signs and the painted wall sign painted on the porte cochere. All other signs are not critical for retention and rehabilitation.
14. Would it be appropriate to reconstruct, on the roof above the lobby, a replica of the timber ramada seen in early photos of the DeAnza? Maybe - but a definite answer to this question can't be given in the absence of an overall design for the rehabilitation. See old photos of the De Anza for the appearance of the ramada.
15. Must the auto court remain accessible to automobiles? Not as a matter of historic preservation, but parking requirements may dictate that it remains accessible. Please check the City of Albuquerque Comprehensive City Zoning Code.

Other noteworthy comments:

The Zuni Pueblo has expressed an interest in the project, in particular the basement mural room, the old restaurant café and the main hotel lobby area to promote Zuni Arts and Crafts as an enterprise. They are interested in partnering with the selected developer and the City of Albuquerque in a number of ways, including, but not limited to: assistance in obtaining additional federal funding for the project, utilizing an area in the project to display and sale Zuni jewelry and other collectibles, and job opportunities for tribal members in the form of staff assistance in operating the Visitor Center / Museum. All developers are encouraged to contact the Zuni Pueblo or their economic development representative, Tim Hagaman, with the State of New Mexico at 505-862-2322.

This document will be the last official written response to previously raised questions pertaining to the redevelopment of the De Anza Motor Lodge. Development team members seeking further information and clarifications on the De Anza RFP are encouraged to conduct their own research. All proposals are due to the City of Albuquerque City Clerks's office no later than 4pm on Monday, April 11, 2011.

attachment

1028.13 Handrails. Ramped *aisles* having a slope exceeding one unit vertical in 15 units horizontal (6.7-percent slope) and *aisle stairs* shall be provided with *handrails* located either at the side or within the *aisle* width.

Exceptions:

1. *Handrails* are not required for ramped *aisles* having a gradient no greater than one unit vertical in eight units horizontal (12.5-percent slope) and seating on both sides.
2. *Handrails* are not required if, at the side of the *aisle*, there is a *guard* that complies with the graspability requirements of *handrails*.
3. *Handrail* extensions are not required at the top and bottom of *aisle stairs* and *aisle ramp* runs to permit crossovers within the *aisles*.

1028.13.1 Discontinuous handrails. Where there is seating on both sides of the *aisle*, the *handrails* shall be discontinuous with gaps or breaks at intervals not exceeding five rows to facilitate access to seating and to permit crossing from one side of the *aisle* to the other. These gaps or breaks shall have a clear width of at least 22 inches (559 mm) and not greater than 36 inches (914 mm), measured horizontally, and the *handrail* shall have rounded terminations or bends.

1028.13.2 Intermediate handrails. Where *handrails* are provided in the middle of *aisle stairs*, there shall be an additional intermediate *handrail* located approximately 12 inches (305 mm) below the main *handrail*.

1028.14 Assembly guards. Assembly *guards* shall comply with Sections 1028.14.1 through 1028.14.3.

1028.14.1 Cross aisles. Cross *aisles* located more than 30 inches (762 mm) above the floor or grade below shall have *guards* in accordance with Section 1013.

Where an elevation change of 30 inches (762 mm) or less occurs between a cross *aisle* and the adjacent floor or grade below, *guards* not less than 26 inches (660 mm) above the *aisle* floor shall be provided.

Exception: Where the backs of seats on the front of the cross *aisle* project 24 inches (610 mm) or more above the adjacent floor of the *aisle*, a *guard* need not be provided.

1028.14.2 Sightline-constrained guard heights. Unless subject to the requirements of Section 1028.14.3, a fascia or railing system in accordance with the *guard* requirements of Section 1013 and having a minimum height of 26 inches (660 mm) shall be provided where the floor or footboard elevation is more than 30 inches (762 mm) above the floor or grade below and the fascia or railing would otherwise interfere with the sightlines of immediately adjacent seating. At *bleachers*, a *guard* must be provided where required by ICC 300.

1028.14.3 Guards at the end of aisles. A fascia or railing system complying with the *guard* requirements of Section 1013 shall be provided for the full width of the *aisle* where the foot of the *aisle* is more than 30 inches (762 mm) above the floor or grade below. The fascia or railing shall be a minimum of 36 inches (914 mm) high and shall provide a mini-

um 42 inches (1067 mm) measured diagonally between the top of the rail and the *nosing* of the nearest tread.

1028.15 Bench seating. Where bench seating is used, the number of persons shall be based on one person for each 18 inches (457 mm) of length of the bench.

SECTION 1029 EMERGENCY ESCAPE AND RESCUE

1029.1 General. In addition to the *means of egress* required by this chapter, provisions shall be made for emergency escape and rescue in Group R and I-1 occupancies. Basements and sleeping rooms below the fourth *story above grade plane* shall have at least one exterior *emergency escape and rescue opening* in accordance with this section. Where basements contain one or more sleeping rooms, *emergency escape and rescue openings* shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a *public way* or to a *yard* or *court* that opens to a *public way*.

Exceptions:

1. In other than Group R-3 occupancies, buildings equipped throughout with an *approved automatic sprinkler system* in accordance with Sections 903.3.1.1 or 903.3.1.2.
2. In other than Group R-3 occupancies, sleeping rooms provided with a door to a fire-resistance-rated *corridor* having access to two remote *exits* in opposite directions.
3. The *emergency escape and rescue opening* is permitted to open onto a balcony within an *atrium* in accordance with the requirements of Section 404, provided the balcony provides access to an *exit* and the dwelling unit or sleeping unit has a *means of egress* that is not open to the *atrium*.
4. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue windows.
5. *High-rise buildings* in accordance with Section 403.
6. *Emergency escape and rescue openings* are not required from basements or sleeping rooms that have an *exit door* or *exit access door* that opens directly into a *public way* or to a *yard*, *court* or exterior *exit balcony* that opens to a *public way*.
7. Basements without *habitable spaces* and having no more than 200 square feet (18.6 m²) in floor area shall not be required to have emergency escape windows.

1029.2 Minimum size. *Emergency escape and rescue openings* shall have a minimum net clear opening of 5.7 square feet (0.53 m²).

Exception: The minimum net clear opening for *emergency escape and rescue grade-floor openings* shall be 5 square feet (0.46 m²).

1029.2.1 Minimum dimensions. The minimum net clear opening height dimension shall be 24 inches (610 mm). The

minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

1029.3 Maximum height from floor. *Emergency escape and rescue openings* shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

1029.4 Operational constraints. *Emergency escape and rescue openings* shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over *emergency escape and rescue openings* provided the minimum net clear opening size complies with Section 1029.2 and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed in existing buildings, *smoke alarms* shall be installed in accordance with Section 907.2.11 regardless of the valuation of the alteration.

1029.5 Window wells. An *emergency escape and rescue opening* with a finished sill height below the adjacent ground level shall be provided with a window well in accordance with Sections 1029.5.1 and 1029.5.2.

1029.5.1 Minimum size. The minimum horizontal area of the window well shall be 9 square feet (0.84 m²), with a minimum dimension of 36 inches (914 mm). The area of the window well shall allow the *emergency escape and rescue opening* to be fully opened.

1029.5.2 Ladders or steps. Window wells with a vertical depth of more than 44 inches (1118 mm) shall be equipped with an *approved* permanently affixed ladder or steps. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center (o.c.) vertically for the full height of the window well. The ladder or steps shall not encroach into the required dimensions of the window well by more than 6 inches (152 mm). The ladder or steps shall not be obstructed by the *emergency escape and rescue opening*. Ladders or steps required by this section are exempt from the *stairway* requirements of Section 1009.

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER _____

REFERRAL # _____

SITE ADDRESS 4301 CENTRAL AVE NE

LEGAL DESCRIPTION: SUBJECT TRACT _____

DE ANZA MOTOR LODGE

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 1,252 GPM

SQUARE FOOTAGE - LARGEST BUILDING 8,604

TYPE CONSTRUCTION VEB SPRINKLERED

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

- ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.
- ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 4/1/11

FIRE DEPARTMENT INSPECTOR: F.M. QUISTANA

RECEIVED BY: BEN ORTEGA TELEPHONE: 924-3844

CITY OF ASQ - MIA

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI. UNDER REQUIRED FIRE FLOW CONDITIONS.
2. DETERMINATION OF THE WATER SYSTEM CAPACITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPONSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE - INDIVIDUAL YELLOW - FILE