

**City of Albuquerque  
Metropolitan Redevelopment Agency**



**Central & Alcazar RFP #01-2023**

**ADDENDUM #1**

7200 Central Phase I (2004) & Responses to Formal Inquiries 1, 2, and 3

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**PHASE I (2004) NOW AVAILABLE FOR REVIEW**

MRA has posted a Phase I studying the subject Property, completed in 2004, as Addendum Attachment #1.

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**Formal Inquiry #1**

Received: July 27, 2023

Posted: August 3, 2023

**Question Received:** May we review copies of the two successful proposals for the 2021 Downtown Housing RFP?

**Metropolitan Redevelopment Agency Response:**

Yes. Any party wishing to access and review these successful proposals should contact Ciaran Lithgow at [crlithgow@cabq.gov](mailto:crlithgow@cabq.gov).

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**Formal Inquiry #2**

Received: July 27, 2023

Posted: August 3, 2023

**Question Received:** Please confirm on-site generated renewable energy includes photo voltaic AND/OR solar thermal systems where solar collection offsets the use of gas or electrical supply; such as solar thermal hot water systems that preheat the water thus reducing use of gas or electricity.

**Metropolitan Redevelopment Agency Response:**

Likely. So long as the renewable energy generated replaces at least 20% of the building's anticipated energy needs, this may count towards the "On-site generated renewable energy..." category. In your Response, please provide detailed descriptions of the type of renewable energy technology the building anticipates installing, along with a calculation letter by a professional electrical engineer attesting that these systems will replace at least 20% of the Project's anticipated energy needs.

**Question Received:** Does redevelopment of this infill site at 7200 Central count towards definition of redevelopment/retrofit for categories of:

- a. Low water use fixtures - Install WaterSense labeled fixtures, etc.
- b. Low water use irrigation - Transform 80% of high water use to xeriscape
- c. Low water use Mechanical/Cooling systems - Update cooling mechanical system per EPA WaterSense at Work...

**Metropolitan Redevelopment Agency Response:** No. This section of the Community Benefits Matrix is designed only for retrofits/redevelopments of existing buildings. Since there are no existing structures on-site to redevelop or retrofit, this Property/Project would not be eligible for these points.

However, MRA encourages the use of sustainable building practices and encourages Proposers to incorporate water conservation techniques such as the ones described above into their building design.

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**Formal Inquiry #3**

Received: July 27, 2023

Posted: August 3, 2023

**Question Received:** May we receive a copy of the Masterplan (if there is one) reflecting design of the sidewalk improvements and sculptures constructed with Talin Market in 2004/2005?

**Metropolitan Redevelopment Agency Response:** MRA does not have records of the as-builts, but a "Market Research & Design Study" and a "Site Analysis" related to the streetscape improvements are posted as Addendum Attachments #2 and #3, respectively.