

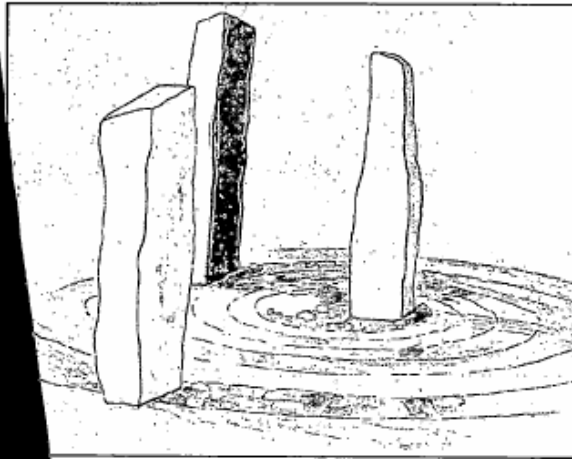
SITE ANALYSIS & SCHEMATIC DESIGN PROGRAM NARRATIVE - PHASE II

CITY OF ALBUQUERQUE
FAMILY & COMMUNITY SERVICES DEPARTMENT
INTERNATIONAL MARKETPLACE
STREETSCAPE IMPROVEMENTS

PROJECT NO. 6763

May 5, 2004

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PREPARED BY:

Roddick & Dunbar Ltd.

LANDSCAPE ARCHITECTURE

IN ASSOCIATION WITH:

RESOURCE TECHNOLOGY INC.

PLANNERS INK
SONALYSTS, INC.



PROJECT GOALS

The proposed International Marketplace streetscape shall provide the following improvements where possible, based on the Near Heights Metropolitan Redevelopment Plan:

- Improved landscaping
- Improved sidewalks for better pedestrian circulation
- Medians
- Improved street lighting
- Street furniture
- Gateways
- Signage
- Intersection crosswalks
- Plazas



PROJECT STATUS

As start-up meetings were taking place at the onset of this streetscape project, it became evident that the portion of this project directly adjacent to the Marketplace development should proceed at a pace to match the Marketplace construction. The City and Roddick & Dunbar Ltd. subsequently agreed to phase the Streetscape design, with Phase II immediately following Phase I. With construction for Phase I currently about to begin, this document pertains to proposed improvements for Phase II. See Schematic Plan for proposed graphic design of Phase II.

A Traffic Impact Study (TIS) for the Marketplace was completed by Wilson & Company, in July 2003, upon request by the City. The TIS calls for various improvements to the streets surrounding the International Marketplace to improve traffic flow into and out of the Market and through the immediate area. Improvements to the project area required by the TIS (and to be incorporated in Phase II) are shown graphically on the Schematic Plan, and are outlined briefly as follows:

- 1) Main (south) entrance to the International Marketplace: The entrance driveway into the International Market should be 24' in width. A 100' deceleration and right turn lane should be built for the northbound Louisiana Boulevard traffic movement, and a 100' (approx.) left turn lane for the southbound Louisiana traffic should be incorporated into the median design.
- 2) Entrance driveways into strip mall (south of Marketplace): Construction of the deceleration lane into the Marketplace necessitates the removal of the northern-most driveway to the strip mall. The southern entrance to the strip mall, which will remain as the only entrance, is to have a width of 30'. Left turns from Louisiana to this driveway should be prohibited.

- 3) Central Avenue/Louisiana Boulevard Intersection: The northern-most Louisiana median is to include a maximum allowable left turn lane to Central Avenue (Phase I already incorporates a "bulb-out" improvement to the Louisiana right turn lane). It is recommended by the TIS that the Central Ave. left turn bay onto Louisiana be maximized by altering the median immediately east of the intersection (however, this turn bay is already a maximum length). It is also recommended by the TIS to maximize the median bay length that serves the west to southbound traffic to Alcazar Street (this turn bay is also already a maximum length).
- 4) Zuni Road/Louisiana Boulevard Intersection: The southern-most Louisiana median is to incorporate a 200' left turn lane for east-bound traffic onto Zuni. A 200' left turn lane and a 125' right turn lane from westbound Zuni Road are recommended. The HCS analysis indicates that the right turn lane is currently not warranted; however, the TIS makes this recommendation because the property (at the northwest corner of the intersection) is not yet developed and the right turn lane will help with queuing. However, the current progress by the Arts Program on obtaining easement for the bus shelter in this area rules out the turn lane option.
- 5) Alcazar Street: Alcazar should be striped to delineate two lanes, and no on-street parking is to be allowed.
- 6) Acoma Road: It is recommended that the southernmost Louisiana median incorporate a 50' left turn lane for westbound traffic onto Acoma. A median island is to be included between Acoma and the main entrance to the Marketplace, to delineate the left turning traffic movements between the entrance and Acoma.



EXISTING CONDITIONS

One of the major impediments to wheelchair accessibility on a streetscape is the presence of drivepads crossing the sidewalk at frequent intervals, providing automobile access to driveways and parking lots of adjacent properties. These drivepads effectively create approximately a 15% cross-slope for anyone traveling along the sidewalk. ADA regulations currently allow no more than a two-percent sidewalk cross-slope. The streetscape improvements will, where possible, result in the elimination of unnecessary drivepads, and will bring into compliance those that are not eliminated.

Cobra head streetlights are mounted on metal poles on both sides of Louisiana, and are fed by an above ground line connecting each pole. A lack of City maintenance options creates a situation of limited design options for pedestrian lighting. The City of Albuquerque Parks & Recreation Department is not currently accepting responsibility for maintenance of light fixtures. PNM will maintain their company's standard equipment, but will not maintain any other type of specialty lighting. Phase I construction will relocate the overhead line on the east side of Louisiana underground to allow for the inclusion of tall shade trees on

the Louisiana corridor. Phase II will continue this treatment from the Phase I limits south to Zuni Road.

Utilities that can adversely affect the design of this streetscape are over-head power lines and below ground sewer and gas lines. Over-head power lines exist on the Phase II project site along Zuni Road, and along the entire stretch of the Alcazar sidewalk - eliminating the option of locating tall street trees beneath these lines. A two-inch gas line exists along the entire stretch of the Alcazar sidewalk, eliminating the option to locate even smaller trees on Alcazar.

One bus stop location exists on the Phase II project site, on Zuni Road. This stop is under separate contract to receive a unique shelter and other improvements through the One Percent for Arts Program.



EASEMENT DEDICATION and MAINTENANCE

All improvements for this project must be made within the existing City right-of-way, and within new right-of-way granted to the City through easement dedication. Easements for Phase I were dedicated by the developer of the Marketplace, who will likely dedicate easements for Phase II as well. Several proposed easements for Phase II will be sought from private owners, and the State of NM. Development of the Phase II Schematic Design has proceeded before easement dedication to provide a tool for evaluation of proposed easements. It is currently understood that the City will provide maintenance (through a private maintenance contract) for all City-installed improvements within the existing right-of-way and easements dedicated to the City, with the exception of potential temporary construction easements. The Parks & Recreation Department will provide maintenance for the Phase II medians.



PUBLIC PARTICIPATION

A public meeting was held on April 21, 2004, to receive input from all interested individuals regarding design of the streetscape. Completed design for Phase I, and proposed design for Phase II were explained and discussed. Comments received included the following: expressed desire for a Northern European presence on tile pillar representations, various questions regarding entrance and exit to and from the Marketplace (including concern expressed by the Limary's about a lack of a left-turning exit from the southernmost Market entrance mandated by the Traffic Study), and compliments to the City for the effort and design. See Appendix A for a meeting attendance list.

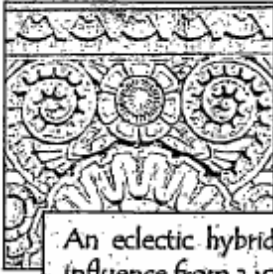


STREETSCAPE SCHEMATIC DESIGN

As stated in the Phase I Schematic Design, elements of the streetscape design were inspired by comments from the Public Workshop of December 14, 2002. Bright colors are



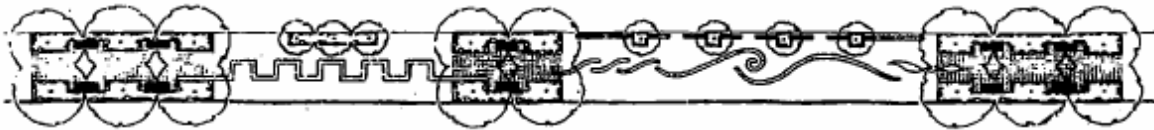
incorporated through proposed tile work, specific international images are detailed, and a tie-in to Route 66 is proposed through a loose use of Art Deco styling in vertical forms and horizontal patterns.



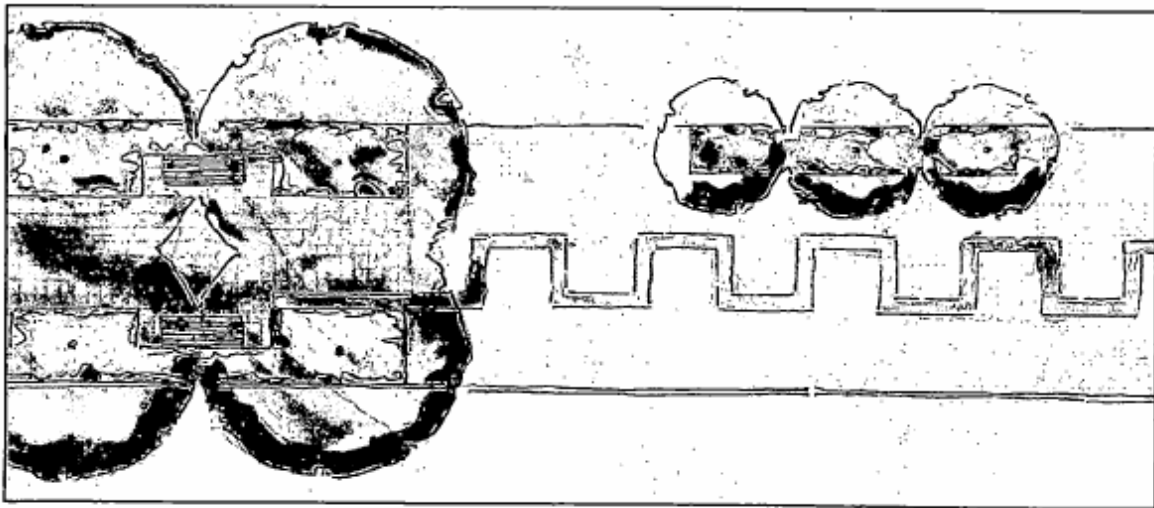
Art Deco:

An eclectic hybrid style that may be mistaken as American-derived, Art Deco architecture found its influence from a variety of ancient and exotic international sources varying from Mayan temples, Japanese lacquerwork, tribal African sculpture, structures of Greece and Rome, and the discovery of Egyptian Tutankhamun's tomb among many others. In the American South and West, Native American motifs were also adapted to the style, and in northern Canada totem pole pilasters and beadwork motifs served as inspiration for Art Deco style (from *Art Deco Architecture*, Patricia Bayer, 1992).

A line pattern in the sidewalk concrete will continue from Phase I to Phase II. This pattern will vary in design, and is proposed to be a dry-set porphyry stone installed at-grade with the concrete sidewalk. The concrete sidewalk is to be uncolored to match that of the International Marketplace.



International Marketplace Streetscape Conceptual Line Pattern

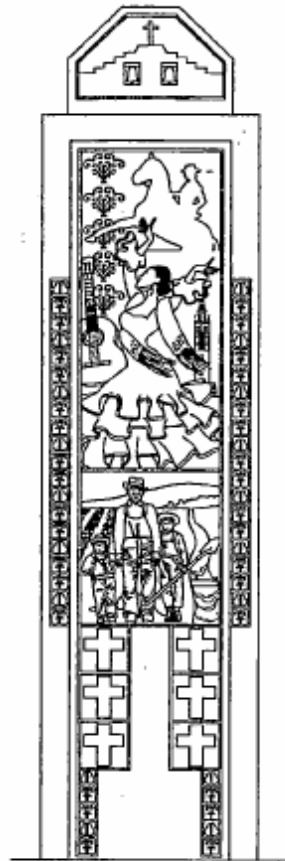


International Marketplace Streetscape Conceptual Line Pattern

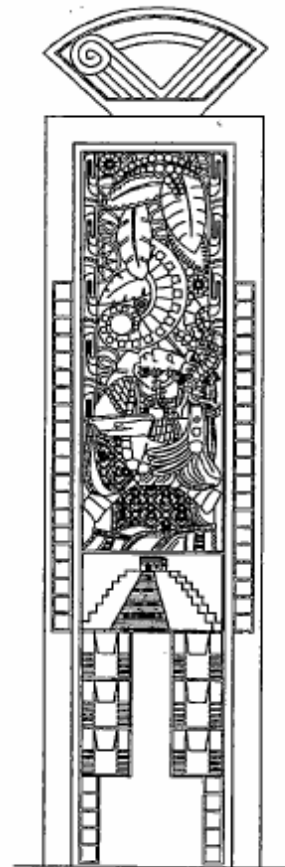
To impart a recognizable multi-cultural and international identity upon the streetscape, specific details that represent designs and values from various countries, regions and cultures are proposed. They are as follows:



Color portion of Spanish/Southwestern Tile Pillar



Spanish/Southwestern Tile Pillar



Mayan Tile Pillar

TILE PILLARS

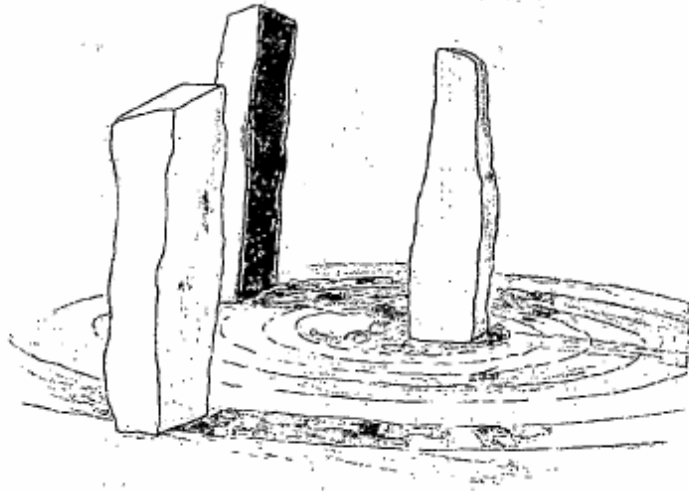
Color is to be incorporated into the streetscape with vertical elements that appear in Art Deco form. The body of each vertical element is to be colored precast concrete and will feature custom porcelain tiles depicting designs and images from various cultures. The variety of images on the tile pillars will help convey that the theme is multi-cultural. Three designs were completed for Phase I – Native American, African and Mayan. A Spanish/Southwestern design was completed for Phase II (the Spanish/Southwestern design will likely be installed in Phase I, in exchange for the Mayan design being installed in Phase II).

Precast Concrete Base for Tile Pillar



STORY STONES

An Asian-inspired design of tall standing stones allows for the inclusion of verbal messages on the streetscape. These messages are to be sandblasted into the stone (in an artistic appearing font), allowing the stones to retain a natural and graceful appearance. Phase II locates this amenity on the walkway near the Buddhist Temple frontage on Louisiana Avenue, with the intention that the messages might be representative of the Buddhist faith (and provided by representatives of the Buddhist Temple).



GATEWAY

A gateway to the area is proposed to impart a message to travelers that they are entering an international "district". At present time, this gateway is proposed to bridge over Louisiana Avenue and over Central Avenue, such that automobiles would pass beneath. It is to be of a graceful curvilinear design and will convey the international theme by featuring permanent artistic images of flags.

Appendix A:
Meeting Attendance Record from Public Meeting April 21, 2004

Jane Gray	7912 Kathryn SE	268-8315
Tomasia Turrubiarres	124 Pennsylvania SE #11	319-3582
Fred D. Smith	509 Louisiana SE	254-2544
Bich-ha Do	415 Grove SE #4	440-3197
John I. Chavez	632 Louisiana SE	256-9876
Jose Vigil	613 Mesilla SE Apt A	265-4265
Connie Alexander		293-3150
Victor Limary	230 Louisiana SE	268-0206
Jocelyn Chao	230 Louisiana SE	268-0206
Ruben Sanchez	PO Box 8084-87198	
Jim Ledwith	3905 Doreteo NE 87111	292-0388
Cynthia Barrego-Archuleta	City of Albuquerque	924-3860
Ralph L. Mims	City of Albuquerque	924-3472
Elizabeth Dwyer	City of Albuquerque	924-3860
Petra Morris	City of Albuquerque	924-3860
Bob Oberdorfer	Resource Technology Inc.	243-7300
Laurie Roddick-Aguilar	Roddick & Dunbar Ltd.	286-0000

Documentation International Marketplace Contract 1/2/08

June

Bob Oberdorfers runner drops off Volume One of One Project Manual for the MRA – International Marketplace Streetscape Improvements Phase II Dated March, 2008 to Ralph Mims, Project Manager, MRA.

Ralph Mims on vacation, so runner places the document on his chair, rather than signing it in with MRA staff. This document included the original contract to be signed by Ed Adams.

Ralph returns from vacation and finds document, thinks it is a copy. (See P-30 Vacation Slip) Therefore he does not follow up.

Typically, CIP sends the contract to the contractor with an instruction letter who then signs and returns the contract to CIP. (See Letter from CIP to Contractor)

October

October 7, 2008 Ralph Mims send letter "Notice to Proceed" to AUI, at the contractors request. Typically, the "Notice to Proceed" comes thru DMD.

October 13, 2008 AUI begins job.

December

December 16, 2008 Ralph Mims meet with all contractors to discuss status of project. Staff discovered there was no signature on CAO's Signature line. Mims instructed Bob Oferdorfer to look into this issue.

December 23, 2008 Bob Oberdorfer confirmed that the contract had not been signed.

December 30, 2008 Ralph Mims contacted Greg Smith and all work was stopped.

December 31, 2008, 2:00 pm, MRA staff and all contractors meet with Greg Smith.

Cynthia Borrego, Manager, was informed by Ralph Mims that the project had not received a "Notice to Proceed." Ms. Borrego asked Ralph Mims who was responsible for this and he informed me that it was the contractors responsibility. He also informed her that they had meet with Greg Smith on that day. Ralph mistakenly told Ms. Borrego that this was on the 4th Street Project.

Due to the holiday, Ms. Borrego told Ralph that we would deal with this after the New Year.

January

January 1, 2008 - New Year's Day- Ms. Borrego receives a call from Richard Dineen, stating that Ed Adams, CAO, was upset that a contract had not been signed. Ms. Borrego replied that Mr. Mims came to her late on Wednesday to tell her about an issue with 4th St. Mr. Dineen clarified to Ms. Borrego that it was on the International Market Place. Ms. Borrego called Mr. Mims who clarified that the issue was with the International Market Place. Mr. Mims later called Ms. Borrego to explain that there was also an issue with the signature on the contract. Ms. Borrego told Mr. Dineen that she would meet with Ralph Mims on January 2nd, to get the facts together. Mr. Dineen asked that MRA staff also meet with him at 10:00 am.

Documentation International Marketplace Contract 1/2/08

March

MRA staff, Cynthia Borrego, Magdalene Romero and Ralph Mims meet with Dolores Gomez, regarding the CIP Procedure. March 26, 2008, Ms. Borrego send a directive to MRA staff of the Procedure to be followed on all CIP Contracts. The e-mail was CC to Ms. Gomez.

June

Bob Oberdorfers, the principal contractor, send his runner to drop off Volume One of One Project Manual for the MRA – International Marketplace Streetscape Improvements Phase II
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Typically, CIP sends the contract to the contractor with an instruction letter who then signs and returns the contract to CIP. (See Letter from CIP to Contractor-dated September 21, 2007) **Project Manager should have followed up.**

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Due to the holiday and the time frame. Ms. Borrego told Ralph that we would deal with this after the New Year. Ms. Borrego called Mr. Smith, however there was no answer. Ms. Borrego left Mr. Smith a message to call her. Ms. Borrego discussed the seriousness of the issue with Mr. Mims, and explained that he did not communicate the issues, or the status of the project with her effectively.

January

January 1, 2008 - New Year's Day- Ms. Borrego receives a call from Richard Dineen, stating that Ed Adams, CAO, was questioning whether a contract had been signed. Ms. Borrego replied that Mr. Mims came to her late on Wednesday to tell her about an issue with 4th St. Mr. Dineen clarified to Ms. Borrego that it was on the International Market Place. Ms. Borrego called **Mr. Mims who clarified that the issue was with the International Market Place. Mr. Mims later explained to Ms. Borrego that there was also an issue with the signature on the contract.** Ms. Borrego told Mr. Dineen that she would meet with Ralph Mims on January 2nd, to get the facts together. Mr. Dineen asked that MRA staff also meet with him at 10:00 am.

January 2, 2008 Ms. Borrego meet with Mr. Mims to document the facts. Mr. Mims and Ms. Borrego meet with Mr. Dineen to discuss the above documentation. Mr. Dineen questioned Mr. Mims who basically stated that he had "dropped the ball". Mr. Dineen advised Ms. Borrego to finalize this report and prepare a Memorandum to Ed Adams, CAO.

Documentation International Marketplace Contract 1/2/08

June

the ^{Goal} Contractor

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Roddick & Dunbar Ltd.

LANDSCAPE ARCHITECTURE

October 10, 2007

Mr. Ralph Mims
Albuquerque Metropolitan Redevelopment Agency
600 Second St., NW Suite #550
PO Box 1293
Albuquerque, NM 87102

RE: Additional Services Request for International Marketplace Streetscape Improvements Phase II, Bid Phase and Construction Administration Phase

Dear Ralph,

I am respectfully requesting approval to provide additional services for the Bid Phase and Construction Administration Phase for the International Marketplace Streetscape Improvements, Phase II. We are providing the following fee proposals:

Bid Phase:

Roddick & Dunbar Ltd. with Resource Technology Inc. - \$4,557.00
Sonalysts Inc. (Lighting Subconsultant) - \$200.00

Construction Administration Phase:

Roddick & Dunbar Ltd. with Resource Technology Inc. - \$51,738.00
Sonalysts Inc. (Lighting Subconsultant) - \$1,600.00
Geo-Test, Inc. (Materials Testing Subconsultant) - \$5,690.00

Including the standard 10% for administration of contracts, these proposed fees total \$4,777.00 for the Bid Phase and \$59,757.55 for the Construction Administration Phase. GRT is not included in these figures.

Very Truly Yours,


Laurie Roddick-Aguilar, ASLA

RODDICK & DUNBAR LTD. AND RESOURCE TECHNOLOGY INC.
BID PHASE FEE PROPOSAL

Project: International Marketplace Streetscape, Phase 2
 COA Project No.: 722593

October 10, 2007

I.	BID PHASE	HOURS			Subtotal
		Sr. LA (\$99/hr)	Designer (\$75/hr)	Tech/Draft (\$65/hr)	
1	Prepare advertisement for bids.	2			\$ 198.00
2	Coordinate and assist in distribution of bidding documents.	2	2	4	\$ 608.00
3	Provide clarifications regarding bid document intent and issue any addenda, as needed, prior to Bid Opening.	8	2		\$ 942.00
4	Preparation for and participation in Pre-Bid conference.	8	4		\$ 1,092.00
5	Update Final Opinion of Construction Cost.	3	2		\$ 447.00
6	Attend Bid Opening.	5			\$ 495.00
7	Tabulate bids received and furnish a recommendation of award of the contract.	1		2	\$ 229.00
8	Obtain additional information for the City regarding the Contractor's qualifications to do the work, as necessary.	4	2		\$ 546.00
SUBTOTAL					\$ 4,557.00

Subconsultants:

Sonalyts Inc.	\$ 200.00
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Note: Current GRT rate to be added at time of invoicing.

RODDICK & DUNBAR LTD. AND RESOURCE TECHNOLOGY INC.
CONSTRUCTION ADMINISTRATION FEE PROPOSAL

Project: International Marketplace Streetscape, Phase 2
 COA Project No.: 722593

October 10, 2007

II.	CONSTRUCTION ADMINISTRATION PHASE	HOURS			Subtotal
		Sr. LA (\$99/hr)	Designer (\$75/hr)	Tech/Draft (\$65/hr)	
1	Assist the Contractor and the City in execution of the contract documents pursuant to the City's Capital Implementation Program procedures.		3	4	\$ 485.00
2	Prepare for and participate in the Pre-Construction conference.	8	2		\$ 942.00
3	Site visits (based on approximately 14 hours per week total for 150 day contract period) to observe progress and quality of the work, determine if the Work is proceeding in accordance with the Contract, ensure public safety is maintained,	220	80		\$27,780.00
4	Preparation of written communications and documentation including pertinent site visit observations, notifications of contractor safety violations, and other necessary written communications to City Project Manager, Subconsultants, and Contractor.	65			\$ 6,435.00
4	Determine amount owing to the contractor and issue Certificates for Payment; includes (on average) once a month field measurement of all construction pay items, calculating quantities, as well as periodic trips to verify quantities of items prior to removal or prior to being covered up.	20	20		\$ 3,480.00
5	Review and take appropriate action on specific Contractor submittals, including shop drawings, product data, and samples, etc.	20	4		\$ 2,280.00
6	Prepare change orders for review and approval by the City; includes negotiating and verifying contractor unit costs on new contract items and measuring changes for increases in quantity, as well as preparation of a final quantity adjustment change order, plus approval and submittal to City Project Manager.	16	24		\$ 3,384.00
7	Conduct observations to determine the date of final completion, receive and review written guarantees and related documents assembled by the Contractor, issue a final Certificate for Payment, and recommend acceptance of the Project by the City.	24	4		\$ 2,676.00
8	Review and approve As-Built information submitted by the Contractor and add changes to the original mylars to create "Record Drawings" showing significant changes in the Work made during the construction process.	6		4	\$ 854.00
9	Prepare and submit full set of specifications and revised (As-Built) drawings in PDF format.	2	8	16	\$ 1,838.00
10	Approx. 11 months after date of completion, make on-site observation with City Project Manager to determine if any of the Work is defective or not in accordance with the Contract Documents. Architect to give written notice if any of the Work is defective, and make additional on-site visits to determine if the Work has been corrected (up to three on-site observations and communications with Contractor).	16			\$ 1,584.00
SUBTOTAL					\$51,738.00

Subconsultants:

Sonalyts Inc.	\$ 1,600.00
Geo-Test, Inc.	\$ 5,690.50

Note: Current GRT rate to be added at time of invoicing.

SONALYSTS

ENGINEERING SERVICES CONTRACT

PROJECT TITLE TO BE USED ON

WRITTEN ON: August 29, 2007

PROJECT LEADER ASSIGNMENT: International Market Streetscape Phase 2 Construction Services

CLIENT INFORMATION

COMPANY NAME:
Roddick and Dunbar Ltd.
ADDRESS:
PO Box 1502
Cedar Crest, New Mexico
87008
AUTHORIZING CONTACT:
Laurie Roddick
PHONE NUMBER:
(505) 286-0000

SERVICES PROVIDED BY

COMPANY NAME:
SONALYSTS, INC.
ADDRESS:
215 Parkway North
Waterford, Connecticut 06385
CONTACTING OFFICER:
Jean Miceli
PHONE NUMBER:
1-800-526-8091 Ext. 3787

LOCAL OFFICE INFORMATION

COMPANY NAME:
SONALYSTS, INC. - Albuquerque
ADDRESS:
2100 Air Park Place S.E.
Suite 202
Albuquerque, New Mexico 87106
LOCAL CONTACT:
Chris Harling
PHONE NUMBER:
1-888-847-6860 ext. 306

Client hereby agrees to purchase services based on the TERMS and CONDITIONS, specified herein. NO DIFFERENT OR ADDITIONAL TERMS PROPOSED BY CLIENT SHALL APPLY.

STATEMENT OF WORK:

- Submittal review
- Response to Requests For Information (RFI's)
- (3) Site inspections during construction
- (1) Final inspection
- Written final inspection report

ITEMS TO BE DELIVERED:

- Response to Requests For Information (RFI's)
- Written final inspection report

Construction Documents

- Mechanical
- Plumbing
- Electrical
- Cost Estimates

Specifications

- Separate Book
- On Drawings Only
- None

Review Documents

- Hard Copy
- Electronic
- None

Consulting

- Review Reports
- Document Stamping
- Calculation Reports

SERVICES TO BE RENDERED:

Engineering

- Mechanical
- Plumbing
- Electrical

CD Corrections

- Client Comments
- City Rvw. Comments
- None

Construction Administration

- Submittal Review
- RFI's
- None
- Site Visit/Inspec. 4
- As-Builts
- Meetings 1

18

SONALYSTS, INC.

CONTRACT TYPE: Firm Fixed Price

PRICE: \$1,800.00

Project Terms and Schedule

PAYMENT TERMS: Billing will be monthly based on the level of effort.

New Mexico Gross Receipts Tax does **not** apply to this contract because we have a copy of your non-taxable transaction certificate on file in our office.

Delinquent payments will be subject to interest charges as defined in the AGREEMENT TERMS.

SCHEDULE;

Start December 2007

End July 2008

Geo-TEST

October 2, 2007

RECEIVED
 OCT 03 2007
 BY:

Resource Technology
 5501 Jefferson Blvd. NE, Suite 200
 Albuquerque, NM 87109

ATTN: Bob Orberdorfer

**RE: International Market Place Streetscape Improvements, Phase II
 Albuquerque, New Mexico**

Dear Mr. Orberdorfer:

In response to your request Geo-Test, Inc. is submitting a cost estimate for materials testing of the above referenced project. The purpose of the testing would be for quality assurance of materials placed. This estimate is based on our review of the project drawings, specifications and experience with similar type projects. All testing would be performed in accordance with applicable City of Albuquerque specifications provided for the project. All Testing services would be conducted by qualified personnel.

Our estimated costs for providing materials testing for this project are as follows:

DESCRIPTION	UNIT PRICE	ESTIMATED QUANTITY	TOTAL
Earth Work Technician Man Hours (In-Place density testing of utility backfill, Embankment, and Sub-grade Prep.)	\$42.00/hr	20 hrs	\$840.00
Concrete Technician Man Hours (Sampling and testing of Cast in Place Concrete)	\$42.00/hr	50 hrs	\$2,100.00
Compressive strength of concrete cylinders	\$15.00 ea	60 ea	\$600.00
Moisture Density Relation	\$195.00/ea	2	\$390.00
PMBP Technician Man Hours	\$42.00/hr	10	\$420.00
PMBP Analysis (Gyratory, Voids, Gradation AC Content)	\$335.00/ea	4	\$1,340.00
TOTAL			\$5,690.50

Geo-TEST, INC.
 204 RICHARDS LANE
 SANTA FE,
 NEW MEXICO
 7507
 (505) 471-1101
 FAX (505) 471-2245

528 CALLE ALAMEDA NE
 ALBUQUERQUE,
 NEW MEXICO
 7113
 (505) 857-0933
 FAX (505) 857-0803

805-A LAS VEGAS CT.
 LAS CRUCES,
 NEW MEXICO
 88007
 (505) 526-6260
 FAX (505) 523-1660

GEO-TEST

**International Market Place Streetscape Improvements, Phase II
Albuquerque, New Mexico**

October 2, 2007
Page 2

Above prices do not include applicable taxes. The quantities listed above are only estimated quantities. The cost of testing is not a fixed price on a project, as it will vary with the contractors schedule, production, and on site conditions. Invoicing of testing will reflect actual tests and technician time.

Cost for testing services would be performed as described in the attached unit fee schedule with the following exceptions. The majority of the cost for testing would be technician time. The unit rate for this service is \$42.00 per hour. All technician time is based on normal working hours of 7:00 AM to 5:00 PM, Monday thru Friday, any hours spent outside of that time frame or on holidays would be invoiced at a rate of \$63.00 per hour.

In addition to the rates and amounts estimated above, a stand-by charge of \$42.00 per hour would be assessed for technician time, when testing is not being conducted. This would include items such as a late concrete transit mix truck or equipment failures or other delays beyond Geo-Test's control.

We sincerely appreciate your consideration of our firm for the materials testing on this project. If additional testing services are required please refer to our attached unit fee schedule. If you have any questions or need additional information please contact our office.

Respectfully;

GEO-TEST, INC.


Tim Byres, Laboratory Manager

GEO-TEST, INC.
1204 RICHARDS LANE
SANTA FE,
NEW MEXICO
87507
505) 471-1101
FAX (505) 471-2245

1528 CALLE ALAMEDA NE
ALBUQUERQUE,
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3805-A LAS VEGAS CT.
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GEO-TEST

**GEO - TEST, INC.
UNIT FEE SCHEDULE
NOVEMBER 2006**

RECEIVED
OCT 03 2007

PERSONNEL

Charges will be made based on the following unit rate for project rated time including travel to and from the project site.

Principal Engineer	\$150.00/hour
Registered Professional Engineer/Geologist	\$120.00/hour
Staff Eng./Geologist	\$ 90.00/hour
Senior Engineering Technician	\$ 55.00/hour
Engineering Technician	\$ 42.00/hour
Draftsman	\$ 45.00/hour
Typist	\$ 30.00/hour
Field Engineer	\$ 60.00/hour
Per Diem	\$ 80.00/ day
Overtime (1.50 X hourly rates)	

EQUIPMENT

Charges will be made on an hourly, mileage, or daily rate where applicable.

Vehicle (1/2 ton pickup - Over 30 miles)	\$ 0.75/mile
Copies - 2 No Charge, Over 2	\$ 0.25/page

SPECIAL SERVICE AND INSPECTION

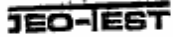
Soil & Foundation Investigation - Quoted based on project scope

Caisson Inspection	\$ 42.00/hour
Bolt Inspection	\$ 42.00/hour
Compaction Control of Engineered Structural Fill	\$ 42.00/hour
Concrete Inspection and Control	\$ 42.00/hour
Bituminous Plant Calibration	\$ 42.00/hour
Concrete or Asphalt coring	\$ 100.00/hour
Outside Services and Material	cost + 20%
Windsor Probe	\$ 100.00/Set of 3
Fire Proofing Testing Onsite	\$ 42.00/hour
Special Inspection	\$65.00/hour

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LABORATORY TESTS

Soils:

Moisture - Density Relation Test	
Unit Cost (ASTM D-698)	\$ 90.00
Unit Cost (ASTM D-1557)	\$ 105.00
Sieve Analysis (3" - #200)(ASTM C-136)	\$ 45.00
Plasticity Index (Atterberg Limits)(ASTM D-4318)	\$ 45.00
Hydrometer Analysis (ASTM D-422)	\$ 150.00
Moisture Content	\$ 25.00
Expansion (Swell, Constant surcharge)	\$ 90.00
FHA Soil Volume Change Meter	\$ 90.00
Percent Consolidation	\$ 100.00
Time Rated Consolidation (ASTM D-2435)	\$ 350.00
Direct Shear (ASTM D-3080)	\$ 135.00
Permeability (Constant or Falling Head), Undisturbed	\$ 160.00
Permeability (Constant or Falling Head), Remolded	\$ 180.00
Unconsolidated Undrained Triaxial Shear (ASTM D-2850)	\$ 375.00/pt.
Unconfined Compression, Undisturbed (ASTM D-2166)	\$ 75.00
Unconfined Compression, Remolded (ASTM D-2166)	\$ 100.00
Density of Undisturbed Ring Sample	\$ 35.00
California Bearing Ratio (CBR) (ASTM D1883)	\$ 375.00
Specific Gravity - #10 Fraction) (ASTM D-854)	\$ 50.00
Sample Prep (Laboratory)	\$ 42.00/hour
Soil pH (ASTM G-51)	\$50.00
Soil Resistivity (ASTM G-57)	\$50.00
One Dimensional Swell (ASTM 4546)	\$375.00

CONCRETE

Compressive Strength Tests (Curing & Capping)	
Concrete Cylinders & Cubes (ASTM C-39)	\$ 15.00
Hold Cylinders not Tested	\$ 15.00
Flexural Strength (Beams) (ASTM C-78)	\$ 25.00
Concrete Cores (ASTM C-39)	\$ 25.00
Single use Cylinder Molds	\$ 2.00
Concrete Mix Design	\$ 1,500.00
Less Aggregate Tests/negotiable	\$1,000.00
CTB Mix Design	\$ 1,500.00

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JEO-TEST, INC.
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\$ 50.00	Clay Lumps - Friable Particles (ASTM C-142)
\$ 75.00	Organic Impurities (ASTM C-40)
\$ 50.00	Sand Equivalent (ASTM D-2419)
\$ 30.00	Fractured Face Count + #4
\$ 35.00	Fractured Face Count + #10
\$160.00	Los Angeles Abrasion (ASTM C-131)
\$180.00	Magnesium or Sodium Sulfate Soundness (ASTM C-88)
\$ 60.00	Specific Gravity & Absorption
	(Coarse or Fine Aggregate) (ASTM C-127, C-128)
\$ 40.00	Unit Weight (ASTM C-29)
\$120.00	Lightweight Pieces (ASTM C123)
\$ 50.00	Flat and Elongated pieces
\$ 30.00	Aggregate Correction Factor (ASTM C-231)
\$50.00	Uncorrected Void Content (Fine Agg.) (ASTM C-1252)

AGGREGATE

\$ 275.00	filled per set of 3 Marshalls)
\$ 2,500.00	Asphaltic Concrete Mix Design
\$ 700.00	Lab Verification of Asphalt Mix Design
\$ 300.00	Retained Stability of Bituminous Mixture (ASTM D-1075)
\$ 100.00	Asphalt Content & Gradation of Bituminous Mixture
\$ 80.00	Unit Weight, Stability & Flow (ASTM D-1559)
\$ 30.00	Asphalt Core Density and Length (ASTM D-2726)
\$ 60.00	Maximum Theoretical Specific Gravity (ASTM D-2041)
\$500.00	OGFC Mix Design
\$5,000.00	Superpave Mix Design
\$175.00	Gyratory Specimens (AASHTO T-312)

ASPHALT

JEO-TEST

Mims, Ralph L.

From: Ching, Christine Y.
Sent: Wednesday, September 19, 2007 10:47 AM
To: Mims, Ralph L.
Subject: RE: Infill Funds

Spoke to Michael Riordan regarding the funds. He will speak to John Castillo regarding the matter. The funds was given to you as mentioned over three years ago for Phase I. Activity 7389270 was '01 money that needed to be used. I reserved the 49K under the '04 GO which now needs to be spent out by December. I will keep you posted on John and Mike's decision.

Christine Ching
Department of Municipal Development
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103
Phone: (505) 768-3811
Fax: (505) 768-3810

From: Mims, Ralph L.
Sent: Wednesday, September 19, 2007 10:07 AM
To: Ching, Christine Y.
Cc: Borrego-Archuleta, Cynthia ; Romero, Magdalene
Subject: Infill Funds

Christine,

As I follow up to my voice -mail yesterday, the infill funds (\$49,000) that was taken by Mike Riordan shop was previously under activity# 7389270. Our division received these funds over three years ago through John Castillo for Streetscape improvement around the International Marketplace (Central/Louisiana). It is important that we get these funds back, the Redevelopment Agency is looking at going out to bid on the International Marketplace Streetscape Phase II project next month. Please keep me posted on this.

Ralph L. Mims
924-3472



July 10, 2008

Mr. Kevin Daly
AUI, Inc.
7420 Reading Blvd SE
Albuquerque, NM 87105

SUBJECT: NOTICE OF AWARD
INTERNATIONAL MARKETPLACE STREETScape
IMPROVEMENTS, PHASE II - P722503

Dear Mr. Daly:

You are hereby notified that the contract for construction of the above referenced project has been awarded to your company for the corrected base bid amount of \$745,010.12 (due to the July 1, 2008 tax rate change). Seven copies each of the Agreement, Performance Bond and Labor and Material Payment Bond are available for you at the office of Roddick & Dunbar Ltd., P.O. Box 1502, Cedar Crest, NM 87008. As provided in the Bid Proposal, you are required to execute and deliver each of the forms, two of which must bear original signatures, together with the same number of copies of the Certificates of Insurance and all other information and forms that are required by the Contract Documents to Roddick & Dunbar Ltd. within ten (10) calendar days of receipt of this Notice of Award.

You are also required to submit an executed "Contractors list of Sub-contractors/supplier's" intended for the project on AHRO form C-1, to Contract Compliance Officer of the Albuquerque Human Rights Office.

After the Agreement has been signed and the Bonds and Certificates of Insurance have been accepted by the City, an executed set of the Contract Documents will be transmitted to you by the Consultant. The Consultant will prepare, have executed by the city, and deliver to you a Notice to Proceed on the project at the pre-construction conference.

Sincerely,

Ed Adams, P.E.
Acting Chief Administrative Officer

EAA/rac
Attachment

xc: CIP Division. (with/attachment)
Richard Dourte, City Engineer, Planning (w/o attachment)
Randy Autio, Interim City Clerk (w/o attachment)

CITY OF ALBUQUERQUE



October 7, 2008

Mr. Alex Chavez
P.O. Box 9825
Albuquerque, New Mexico 87119-9825

Dear Mr. Chavez,

I hereby grant a Notice to Proceed for the International Marketplace Phase II Streetscape Project to commence construction on Monday, October 13, 2008.

PO Box 1293

If you have any questions or concerns, please contact me at (505) 924-3472.
Thank you.

Albuquerque

Sincerely,

NM 87103

Ralph L. Mims, Redevelopment Planner
Metropolitan Redevelopment Agency
Planning Department
City of Albuquerque

www.csbq.gov

CITY OF ALBUQUERQUE

Capital Implementation Program

Application for Payment

ARCHITECT/ENGINEER	<u>Roddick & Dunbar Ltd</u>	Date Prepared:	<u>11/19/2008</u>
Phone:	<u>505-286-0000</u>	City P.O. NO.:	<u>722593</u>
CONTRACTOR/PAYEE:	<u>AUI Inc.</u>	PROJECT:	<u>International Marketplace Streetscape, Phase II</u>
Address	<u>P. O. Box 9825</u>	Estimate NO.:	<u>1</u>
City:	<u>Albuquerque</u>	Estimate FROM:	<u>10/8/2008 TO: 11/15/2008</u>
Phone:	<u>(505) 975-7002</u>	Project Number:	<u>7184.91</u>
		Notice to Proceed:	<u>October 8, 2008</u>

	ORIGINAL	CURRENT*
Contract Amount:	<u>\$745,882.50</u>	<u>\$750,575.49</u>
Contract Time:	<u>150 Calendar Days</u>	<u>150 Calendar Days</u>
Contract Completion Date:	<u>March 7, 2009</u>	<u>March 7, 2009</u>

CHANGE ORDERS APPROVED: Number 1 Total Amount: \$4,693.00

**The current column above reflects modifications which have been authorized by City-approved Change Orders.*

SCHEDULED PERCENT COMPLETE:	Time: <u>20.0 %</u>	Funds <u>20.0 %</u>
ACTUAL PERCENT COMPLETE:	Time: <u>20.0 %</u>	Funds <u>20.0 %</u>

PAYMENT REQUEST

Total Completed to Date: <u>\$128,397.93</u>	Identifier No. _____	
Less 5% Retained: <u>NA</u>	Project No. _____	Amount _____
Less Previous Payment(s): <u>\$ -</u>	_____	_____
Amount Due this Estimate: <u>\$128,397.93</u>	Engineering _____	Date _____
	Finance _____	Date _____

In accordance with the contract between the City of Albuquerque (Owner) and

AUI INC. (Contractor) dated 11/19/2008
we certify that the above estimate is correct.

RECOMMENDED:
By: _____ Date _____
City Project Manager

RECOMMENDED:
By:  _____ Date _____
Contractor

RECOMMENDED:
By: _____ Date _____
Architect/Engineer

APPROVED:
By: _____ Date _____
CIP

=

65L9-515

78



Roddick & Dunbar Ltd.

LANDSCAPE ARCHITECTURE

June 20, 2008

Mr. Ralph Mims
Metropolitan Redevelopment Agency
600 Second St., NW Suite #550
Albuquerque, NM 87102

RE: International Marketplace Streetscape Improvements, Phase II
City Project No. 722593

Dear Ralph,

Bids were opened for the above-referenced project on June 17, 2008. One bid was received and opened from AUI, Inc. A tabulation of their bid after check, as compared to the landscape architect's cost estimate, is attached. Also attached is a copy of the original bid tabulation as completed by the City's Clerk's office. No errors were found in AUI's Bid Proposal.

AUI's bid was nearly 20% over the estimate, which dated from June of 2007; however, the budget for the project has sufficient funds to cover the additional cost. As landscape architect of record, I hereby recommend that a contract be awarded AUI, Inc. for their Base Bid of \$745,882.49, inclusive of NMGR.

Very Truly Yours,


Laurie Roddick-Aguilar, ASLA

Accepted:

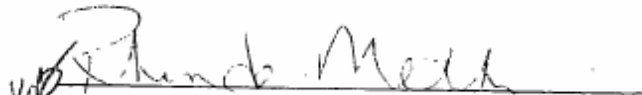

Ralph Mims, Project Manager

Recommended:


Metropolitan Redevelopment Agency

Ed Adams Recommended

Concur:


CIP Official

Cc: Jane Rael, Planning Department
Gregory P. Smith, Assistant City Attorney, Dept. of Municipal Development

CITY OF ALBUQUERQUE CONSTRUCTION PROJECT
 BID OPENING DATA SHEET

PROJECT NAME: International Marketplace Streetscape Improvements Phase II
 PROJECT NUMBER: 722593, DATE: 06/17/2008, TIME: 1:30pm, MANDATORY PREBID: yes

PROJECT MANAGER: Ralph Mims, Ph: 924-3472
 USER DEPARTMENT/DIVISION: Planning/Redevelopment
 CONSULTANT: Roddick & Dunbar Ltd., Ph: 286-0000

CITY CLERK REP: -Carmen Ortiz *Tina Casados*
 CITY ENGINEERING COORDINATOR: Jane Rael
 CITY COUNCIL DISTRICT(S): #6

NAME OF BIDDER	Bid Signed	NM License Number	New Mexico License Classification	Resident Contractor Number	AHRO Form	SFPA Form	5% Bid Bond	Addenda (2) Rec'd	NM DOL Number	Base Bid Estimate \$612,375.26	Alternate Estimate \$
<u>AUI</u>	YES NO	<u>2007</u>	<u>GA-98, GB-98, GF98, EE-98, MM-98, MS(13), misc 1527</u>	<u>38010</u>	YES NO	YES NO	YES NO	YES NO	<u>0005520060701</u>	<u>\$745,882.49</u>	
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			

Notes: 1. _____
 2. _____
 3. _____

28

33

ITEM NO.	SHORT DESCRIPTION	UNIT	QTY.	UNIT COST	ESTIMATE COST	UNIT COST	ESTIMATE COST	UNIT COST	ESTIMATE COST	BID AMOUNT
1	Clear & Grub, Misc. Removals	LS	1	\$5,000.00	\$5,000.00					
2	Tree Removal, 12'-30" Circumference	EA	1	\$5,000.00	\$5,000.00					
3	Remove & Reinstall Existing Chainlink Fencing	SF	1460	\$0.50	\$730.00					
4	Remove & Reinstall Existing Chainlink Fencing	SF	1460	\$0.50	\$730.00					
5	Remove & Salvage/Dispose Existing Chainlink Fencing	SF	5110	\$3.50	\$17,885.00					
6	Remove & Salvage/Dispose Existing Chainlink Fencing	LF	230	\$3.00	\$690.00					
7	Remove & Salvage/Dispose Existing 3" Steel Picket Fencing	LF	96	\$10.00	\$960.00					
8	Remove & Salvage/Dispose Existing 3" Steel Picket Fencing	LF	96	\$10.00	\$960.00					
9	Remove & Reinstall Large Sign/Post & Footing	EA	5	\$25.00	\$125.00					
10	Remove & Reinstall Large Sign/Post & Footing	EA	6	\$150.00	\$900.00					
11	Remove & Reinstall Traffic Sign with Post	EA	4	\$75.00	\$300.00					
12	Remove & Reinstall Existing Mailbox	EA	1	\$50.00	\$50.00					
13	Remove & Dispose Valley Gutter & Gutter	SV	1665	\$7.50	\$12,487.50					
14	Remove & Dispose Valley Gutter & Gutter	LF	1030	\$5.00	\$5,150.00					
15	Remove & Dispose Pinned or Header Curb	LF	340	\$2.00	\$680.00					
16	Remove & Reinstall Existing Parking Bumper	LF	340	\$2.00	\$680.00					
17	Sawcut Curb Face at Sidewalk Ramp	EA	11	\$20.00	\$220.00					
18	Asphalt Pavement, Sawcut, Remove & Dispose	LF	136	\$13.41	\$1,823.76					
19	Earthwork, Cut, Stockpile Reuse, or Dispose Excess Material	CV	26	\$10.00	\$260.00					
20	Relocate Existing Power Pole (coordinate through PNM)	EA	1	\$5,000.00	\$5,000.00					
21	Electrical Demolition, complete, including Haul & Disposal	EA	1	\$5,000.00	\$5,000.00					
22	Excavate, Inspect, Backfill Water/Sewer Pot-hole	LS	1	\$4,000.00	\$4,000.00					
23	Project Sign CIP	EA	3	\$350.00	\$1,050.00					
24	Traffic Control/Baricading	EA	1	\$36,290.26	\$36,290.26					
25	Construction Staking	LS	1	\$36,290.26	\$36,290.26					
26	12" Subgrade Prep	LS	1	\$7,500.00	\$7,500.00					
27	Standard PCC Curb & Gutter	SV	10	\$20.00	\$200.00					
28	Concrete Valley Gutter & Curb (incl. subgrade compaction)	LF	1030	\$25.00	\$25,750.00					
29	4'-6" Concrete Sidewalk, Ramp, Drivepad, c/p	LF	39	\$60.00	\$2,340.00					
30	Stone Inset - Red Porphyry (Plaza Paving)	SF	2800	\$50.00	\$130,000.00					
31	Stone Inset - Gray Porphyry (Linear Designs)	SF	420	\$25.00	\$10,500.00					
32	Standard PCC Landscape Edger	SF	1350	\$30.00	\$40,500.00					
33	Reinforced Concrete Footing, 3000 psi, c/p	LF	110	\$10.00	\$1,100.00					
34	Reinforced Concrete Footing, 3000 psi, c/p	CY	5.5	\$1,000.00	\$5,500.00					
35	The Inset in Conc. Wall (Native American), c/p	LS	1	\$3,044.00	\$3,044.00					
36	The Inset in Conc. Wall (Asian Ocean), c/p	LS	1	\$4,095.00	\$4,095.00					
37	The Inset in Conc. Wall (Central American), c/p	LS	1	\$4,095.00	\$4,095.00					
38	Residential Asphalt, Type B, 1-1/2" lifts, w/o machine	LS	1	\$6,300.00	\$6,300.00					
39	30mil. Polyethylene Planter Liner	SV	152	\$15.00	\$2,280.00					
40	Banner Pole with Footing, c/p	SF	1620	\$5.00	\$8,100.00					
41	The Pillars with Footing, c/p	EA	4	\$4,000.00	\$16,000.00					
42	Imported Planting Soil Mix	EA	5	\$9,000.00	\$45,000.00					
43	Gravel Mulch w/ Filter Fabric	CY	75	\$45.00	\$3,375.00					
44	Replacement Gravel Mulch w/ No Filter Fabric (In Phase I area)	SF	922	\$1.00	\$922.00					
45	Tree - 2 1/2" Caliper DBH	SF	1454	\$0.80	\$1,163.20					
46	Shrub - 5 Gallon	EA	13	\$350.00	\$4,550.00					
47	Remove and Replace Shrub Phase I area - 5 Gallon	EA	152	\$37.00	\$5,624.00					
48	Lighting and Electrical Improvements, c/p	EA	174	\$40.00	\$6,960.00					
49	4' Bench, installed	LS	1	\$72,200.00	\$72,200.00					
50	6' Bench, installed	EA	2	\$2,000.00	\$4,000.00					
51	Scorpio Controller w/ Flow Meter	EA	1	\$2,500.00	\$2,500.00					
52	Irrigation Valve	EA	2	\$13,000.00	\$26,000.00					
53	Irrigation Sleeve	EA	2	\$1,000.00	\$2,000.00					
54	Irrigation Head	LF	600	\$2.00	\$1,200.00					
55	Replace Capped Irrigation Head	EA	88	\$150.00	\$13,200.00					
56	Extended Warranty, per year	EA	14	\$20.00	\$280.00					
Base Bid - Subtotal of Bid Items No. 1 through 56										
Project Sign Screen @ \$500.00 per sign										
Allowances:										
Subtotal - Line a) Base Bid Subtotal plus Line b) Allowances:										
New Mexico Gross Receipts Tax (NMGR1)										
Base Bid - Subtotal of Bid Items No. 1 through 56										
\$500.00										
\$585,158.70										
\$697,901.75										
\$47,980.74										
\$745,882.49										

11M

NO.

AMOUNT



Roddick & Dunbar Ltd.

LANDSCAPE ARCHITECTURE

June 20, 2008

Mr. Ralph Mims
Metropolitan Redevelopment Agency
600 Second St., NW Suite #550
Albuquerque, NM 87102

RE: International Marketplace Streetscape Improvements, Phase II
City Project No. 722593

Dear Ralph,

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Very Truly Yours,


Laurie Roddick-Aguilar, ASLA

Accepted:

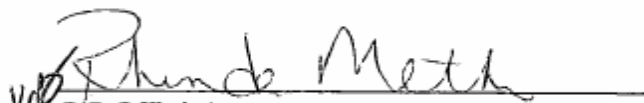

Ralph Mims, Project Manager

Recommended:


Metropolitan Redevelopment Agency

*Ed Adams
Recommended*

Concur:


CIP Official

Cc: Jane Rael, Planning Department
Gregory P. Smith, Assistant City Attorney, Dept. of Municipal Development

**CITY OF ALBUQUERQUE CONSTRUCTION PROJECT
 BID OPENING DATA SHEET**

PROJECT NAME: International Marketplace Streetscape Improvements Phase II
 PROJECT NUMBER: 722593, DATE: 06/17/2008, TIME: 1:30pm, MANDATORY PREBID: yes

PROJECT MANAGER: Ralph Mims, Ph: 924-3472
 USER DEPARTMENT/DIVISION: Planning/Redevelopment
 CONSULTANT: Roddick & Dunbar Ltd. Ph: 286-0000

CITY CLERK REP: -Carmen Ortiz *Tina Casados*
 CITY ENGINEERING COORDINATOR: Jane Rael
 CITY COUNCIL DISTRICT(S): #6

NAME OF BIDDER	Bid Signed	NM License Number	New Mexico License Classification	Resident Contractor Number	AHRO Form	SPPA Form	5% Bid Bond	Addenda (2) Rec'd	NM DOL Number	Base Bid Estimate \$612,375.26	Alternate Estimate \$
<i>AUI</i>	YES NO	<i>2067</i>	<i>GA-98, GB-98, GF98, EE-98, MM-98, MS01, MS03, MS06, ES07</i>	<i>38C10</i>	YES NO	YES NO	YES NO	YES NO	<i>0005520060701</i>	<i>\$ 745,882.49</i>	
	YES NO		GA-98, GB-98, GF98, EE-98, MM-98		YES NO	YES NO	YES NO	YES NO			
	YES NO		GA-98, GB-98, GF98, EE-98, MM-98		YES NO	YES NO	YES NO	YES NO			
	YES NO		GA-98, GB-98, GF98, EE-98, MM-98		YES NO	YES NO	YES NO	YES NO			
	YES NO		GA-98, GB-98, GF98, EE-98, MM-98		YES NO	YES NO	YES NO	YES NO			
	YES NO		GA-98, GB-98, GF98, EE-98, MM-98		YES NO	YES NO	YES NO	YES NO			
	YES NO		GA-98, GB-98, GF98, EE-98, MM-98		YES NO	YES NO	YES NO	YES NO			
	YES NO		GA-98, GB-98, GF98, EE-98, MM-98		YES NO	YES NO	YES NO	YES NO			
	YES NO		GA-98, GB-98, GF98, EE-98, MM-98		YES NO	YES NO	YES NO	YES NO			

Notes: 1. _____
 2. _____
 3. _____

gc

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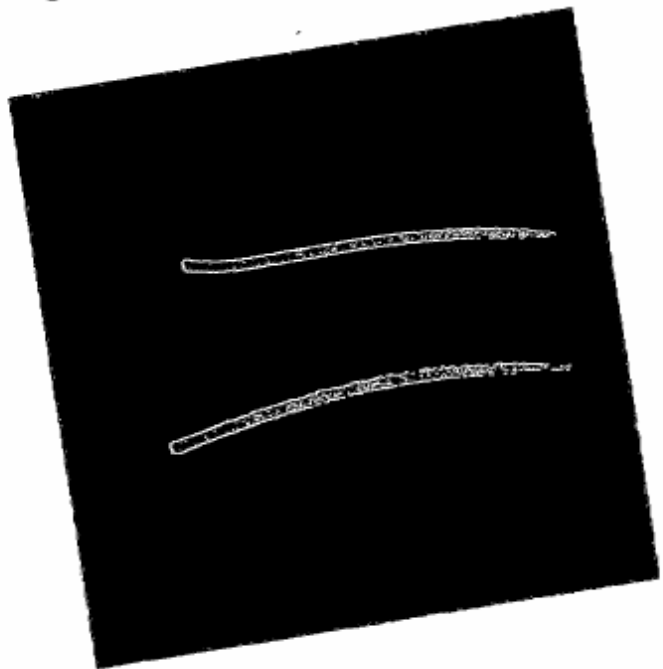
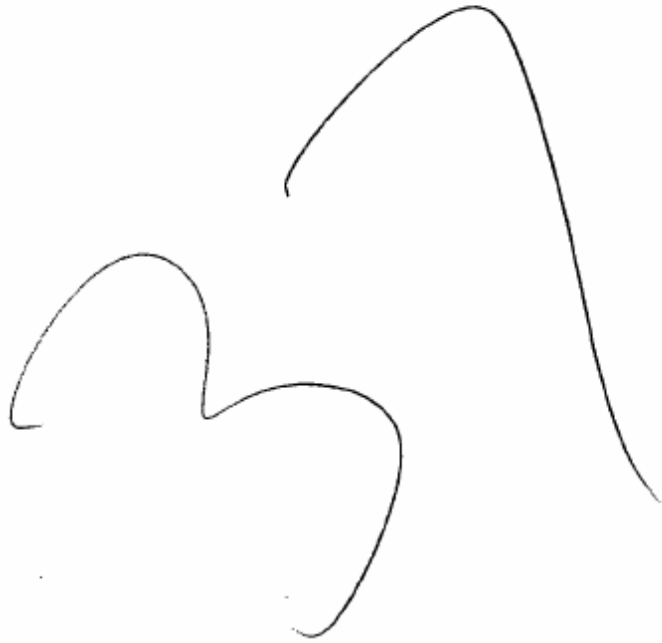
26

ITEM NO.	SHORT DESCRIPTION	UNIT	QTY.	UNIT COST	ESTIMATE COST	UNIT COST	BID AMOUNT
1	Clear & Grub Misc Removals	LS	1	\$5,000.00	\$5,000.00	\$15,549.24	\$15,549.24
2	Tree Removal, 12"-30" Circumference	EA	1	\$500.00	\$500.00	\$4,391.11	\$4,391.11
3	Remove & Salvage/Dispose Chainlink Fencing	SF	1460	\$0.50	\$730.00	\$1.28	\$1,888.80
4	Remove & Reinstall Existing Chainlink Fencing	EA	5110	\$3.50	\$17,885.00	\$3.15	\$16,096.50
5	Remove & Salvage/Dispose Existing Pipe Fencing	SF	6110	\$3.00	\$18,330.00	\$5.46	\$12,555.80
6	Remove & Reinstall Existing 3" Steel Picket Fencing	LF	230	\$10.00	\$2,300.00	\$25.68	\$2,465.29
7	Remove & Reinstall Large Sign/Post & Footing	EA	5	\$25.00	\$125.00	\$460.45	\$2,302.25
8	Remove & Salvage/Dispose Guard Post and Footing	EA	5	\$10.00	\$50.00	\$25.68	\$2,465.29
9	Remove & Reinstall Large Sign/Post w/ new Footing	EA	6	\$150.00	\$900.00	\$3,296.64	\$19,779.84
10	Remove & Reinstall Traffic Sign with Post	EA	4	\$75.00	\$300.00	\$298.57	\$1,194.28
11	Remove & Reinstall Existing Mailbox	EA	1	\$75.00	\$75.00	\$298.57	\$1,194.28
12	Remove & Dispose Sidewalk/Driveway	EA	1	\$50.00	\$50.00	\$430.46	\$430.46
13	Remove & Dispose Curb & Gutter	LF	1030	\$5.00	\$5,150.00	\$8.50	\$8,755.00
14	Remove & Dispose Valley Gutter & Curb	LF	32	\$8.00	\$256.00	\$13.97	\$447.04
15	Remove & Dispose Pinned or Header Curb	LF	340	\$2.00	\$680.00	\$9.94	\$3,039.50
16	Remove & Reinstall Existing Parking Bumper	EA	11	\$20.00	\$220.00	\$101.94	\$1,121.34
17	Sawcut Curb Face at Sidewalk Ramp	LF	136	\$10.00	\$1,360.00	\$18.98	\$2,581.28
18	Asphalt Pavement, Sawcut, Remove & Dispose	SY	650	\$8.00	\$5,200.00	\$13.41	\$8,716.50
19	Earthwork, Cut, Stockpile, Reuse, or Dispose Excess Material	SY	650	\$8.00	\$5,200.00	\$13.41	\$8,716.50
20	Relocate Existing Power Pole (coordinate through PNM)	CY	26	\$10.00	\$260.00	\$35.78	\$930.28
21	Electrical Demolition, complete, including Haul & Disposal	EA	1	\$5,000.00	\$5,000.00	\$1,113.84	\$1,113.84
22	Excavate, inspect, Backfill Water/Sewer Pot-hole	LS	1	\$5,650.00	\$5,650.00	\$6,479.85	\$6,479.85
23	Project Sign CIP	EA	3	\$350.00	\$1,050.00	\$627.73	\$1,883.19
24	Traffic Control/Barreling	LS	1	\$35,000.00	\$35,000.00	\$36,290.26	\$36,290.26
25	Construction Staking	LS	1	\$7,500.00	\$7,500.00	\$17,627.01	\$17,627.01
26	12" Subgrade Prep	LS	1	\$7,500.00	\$7,500.00	\$17,627.01	\$17,627.01
27	Standard PCC Curb & Gutter	LF	1030	\$25.00	\$25,750.00	\$38.75	\$39,912.50
28	Concrete Valley Gutter & Curb (incl. subgrade compaction)	LF	38	\$80.00	\$3,040.00	\$56.66	\$2,209.74
29	4"-6" Concrete Sidewalk, Ramp, Driveway, c/p	LF	2800	\$25.00	\$70,000.00	\$13.13	\$34,138.00
30	Stone Inset - Red Porphyry (Plaza Paving)	SF	420	\$25.00	\$10,500.00	\$53.92	\$22,646.40
31	Stone Inset - Grey Porphyry (Linear Designs)	SF	1350	\$30.00	\$40,500.00	\$50.07	\$67,594.50
32	Standard PCC Landscape Edger	LF	110	\$10.00	\$1,100.00	\$22.38	\$2,461.80
33	Reinforced Concrete Wall, 3500 psi, formed, c/p	CY	5.5	\$1,000.00	\$5,500.00	\$2,253.23	\$12,392.77
34	Reinforced Concrete Footing, 3000 psi, c/p	CY	5	\$750.00	\$3,750.00	\$1,585.74	\$7,928.70
35	The Inset in Conc. Wall (Native American), c/p	LS	1	\$3,044.00	\$3,044.00	\$154.95	\$154.95
36	The Inset in Conc. Wall (Asian Ocean), c/p	LS	1	\$4,095.00	\$4,095.00	\$154.95	\$154.95
37	The Inset in Conc. Wall (Central American), c/p	LS	1	\$6,300.00	\$6,300.00	\$154.95	\$154.95
38	Residential Asphalt, Type B, 1-1/2" lifts, w/o machine	SY	152	\$15.00	\$2,280.00	\$34.71	\$5,275.92
39	30mil. Polyethylene Planter Liner	EA	4	\$4.00	\$16.00	\$15.69	\$62.79
40	Banner Pole with Footing, c/p	EA	4	\$4,000.00	\$16,000.00	\$15,697.92	\$62,791.68
41	The Pillars with Footing, c/p	EA	4	\$8,100.00	\$32,400.00	\$10.76	\$17,431.20
42	Imported Paving Soil Mix	EA	5	\$9,000.00	\$45,000.00	\$5,288.92	\$26,444.60
43	Gravel Mulch w/ Filter Fabric	CY	75	\$45.00	\$3,375.00	\$252.88	\$18,964.50
44	Replacement Gravel Mulch w/ No Filter Fabric (in Phase I area)	SF	922	\$1.00	\$922.00	\$7.87	\$7,256.14
45	Tree - 2 1/2" Caliper DBH	EA	13	\$350.00	\$4,550.00	\$548.31	\$7,128.03
46	Shrub - 5 Gallon	EA	152	\$37.00	\$5,624.00	\$64.51	\$9,805.52
47	Remove and Replace Shrub Phase I area - 5 Gallon	EA	174	\$40.00	\$6,960.00	\$77.41	\$13,469.34
48	Lighting and Electrical Improvements, c/p	LS	1	\$72,200.00	\$72,200.00	\$46,750.08	\$46,750.08
49	4" Bench, installed	EA	2	\$2,500.00	\$5,000.00	\$2,992.35	\$2,992.35
50	6" Bench, installed	EA	1	\$4,000.00	\$4,000.00	\$2,796.29	\$5,472.58
51	Scorpio Controller w/ Flow Meter	EA	2	\$13,000.00	\$26,000.00	\$11,611.28	\$23,222.56
52	Irrigation Valve	EA	2	\$500.00	\$1,000.00	\$2,373.86	\$4,747.72
53	Irrigation Sleeve	EA	2	\$1,000.00	\$2,000.00	\$2,373.86	\$4,747.72
54	Irrigation Head	LF	600	\$2.00	\$1,200.00	\$7.87	\$4,722.00
55	Replace Capped Irrigation Head	EA	88	\$150.00	\$13,200.00	\$100.63	\$8,855.44
56	Extended Warranty, per year	EA	14	\$20.00	\$280.00	\$103.59	\$1,450.26
Base Bid - Subtotal of Bid Items No. 1 through 56							
Project Sign Screen @ \$500.00 per sign							
Allowances:							
Subtotal - (Line a) Base Bid Subtotal plus Line b) Allowances:							
New Mexico Gross Receipts Tax (NMGR)							
Base Bid - Subtotal of Bid Items No. 1 through 56							

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1. Two packets → Instruction to
Put things together
(Org. w/att.?)



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ITEM NO.	SHORT DESCRIPTION	UNIT	QTY.	UNIT COST	ESTIMATE	UNIT COST	BID AMOUNT
1	Clean & Grub, Misc. Removals	LS	1	\$5,000.00	\$5,000.00	\$15,549.24	\$15,549.24
2	Tree Removal, 12"-30" Circumference	EA	1	\$500.00	\$500.00	\$4,391.11	\$4,391.11
3	Remove & Salvage/Dispose Chainlink Fencing	EA	1460	\$0.50	\$730.00	\$1,268.90	\$1,268.90
4	Remove & Reinstall Existing Chainlink Fencing	SF	6110	\$3.50	\$17,885.00	\$3.15	\$16,096.50
5	Remove & Salvage/Dispose Existing Pipe Fencing	LF	230	\$3.00	\$690.00	\$5.46	\$1,255.90
6	Remove & Reinstall Existing 3" Steel Picket Fencing	LF	96	\$10.00	\$960.00	\$25.68	\$2,465.28
7	Remove & Salvage/Dispose Guard Post and Fencing	EA	5	\$25.00	\$125.00	\$460.45	\$2,302.25
8	Remove & Reinstall Large Sign/Post & Fencing	EA	6	\$150.00	\$900.00	\$3,296.64	\$19,779.84
9	Remove & Reinstall Large Sign/Post w/ new Fencing	EA	1	\$500.00	\$500.00	\$7,983.97	\$7,983.97
10	Remove & Reinstall Traffic Sign with Post	EA	4	\$500.00	\$2,000.00	\$298.57	\$1,194.28
11	Remove & Reinstall Existing Mailbox	EA	1	\$75.00	\$75.00	\$300.00	\$1,194.28
12	Remove & Dispose Sidewalk/Driveway	EA	4	\$50.00	\$200.00	\$430.46	\$430.46
13	Remove & Dispose Curb & Gutter	LF	1030	\$5.00	\$5,150.00	\$14.25	\$22,301.25
14	Remove & Dispose Valley Gutter & Curb	LF	32	\$9.00	\$288.00	\$13.97	\$447.04
15	Remove & Dispose Pinned or Header Curb	LF	340	\$2.00	\$680.00	\$9.94	\$3,039.60
16	Remove & Reinstall Existing Parking Bumper	EA	11	\$20.00	\$220.00	\$101.94	\$1,121.34
17	Sawcut Curb Face at Sidewalk Ramp	LF	136	\$1.00	\$136.00	\$18.98	\$2,581.28
18	Asphalt Pavement, Sawcut, Remove & Dispose	SY	650	\$6.00	\$3,900.00	\$13.41	\$8,716.50
19	Earthwork, Cut, Stockpile, Reuse, or Dispose Excess Material	CY	26	\$10.00	\$260.00	\$35.78	\$930.28
20	Relocate Existing Power Pole (coordinate through PNM)	EA	1	\$5,000.00	\$5,000.00	\$1,113.84	\$1,113.84
21	Electrical Demolition, complete, including Haul & Disposal	LS	1	\$5,650.00	\$5,650.00	\$6,479.85	\$6,479.85
22	Excavate, Inspect, Backfill Water/Sewer Pot-hole	LS	1	\$4,000.00	\$4,000.00	\$2,985.78	\$2,985.78
23	Project Sign CIP	EA	3	\$350.00	\$1,050.00	\$627.73	\$1,883.19
24	Traffic Control/Barreling	LS	1	\$35,000.00	\$35,000.00	\$36,290.26	\$36,290.26
25	Construction Staking	LS	1	\$7,500.00	\$7,500.00	\$17,627.01	\$17,627.01
26	12" Subgrade Prep	SY	10	\$2.00	\$20.00	\$29.86	\$298.60
27	Standard PCC Curb & Gutter	LF	1030	\$25.00	\$25,750.00	\$38.76	\$39,912.50
28	Concrete Valley Gutter & Curb (incl. subgrade compaction)	LF	39	\$60.00	\$2,340.00	\$56.66	\$2,209.74
29	4"-6" Concrete Sidewalk, Ramp, Driveway, c/p	SF	2600	\$50.00	\$130,000.00	\$13.13	\$34,136.00
30	Stone Inset - Red Porphyry (Plaza Paving)	SF	420	\$25.00	\$10,500.00	\$53.92	\$22,646.40
31	Stone Inset - Grey Porphyry (Linear Design)	SF	1350	\$30.00	\$40,500.00	\$50.07	\$67,594.50
32	Standard PCC Landscape Edger	LF	110	\$10.00	\$1,100.00	\$22.38	\$2,461.90
33	Reinforced Concrete Wall, 3500 psi, formed, c/p	CY	5.5	\$1,000.00	\$5,500.00	\$2,253.23	\$12,392.77
34	Reinforced Concrete Footing, 3000 psi, c/p	CY	5	\$750.00	\$3,750.00	\$1,685.74	\$7,928.70
35	Title Inset in Conc. Wall (Native American), c/p	LS	1	\$3,044.00	\$3,044.00	\$154.95	\$154.95
36	Title Inset in Conc. Wall (Asian Ocean), c/p	LS	1	\$4,095.00	\$4,095.00	\$154.95	\$154.95
37	Title Inset in Conc. Wall (Central American), c/p	LS	1	\$4,095.00	\$4,095.00	\$154.95	\$154.95
38	Residential Asphalt, Type B, 1-1/2" lifts, w/o machine	LS	1	\$6,300.00	\$6,300.00	\$154.95	\$154.95
39	30mil Polyethylene Planter Liner	SF	1620	\$5.00	\$8,100.00	\$10.76	\$17,431.20
40	Banner Pole with Footing, c/p	EA	4	\$4,000.00	\$16,000.00	\$15,697.92	\$62,791.68
41	Title Pillars with Footing, c/p	EA	5	\$9,000.00	\$45,000.00	\$5,288.92	\$26,444.60
42	Imported Planting Soil Mix	CY	75	\$45.00	\$3,375.00	\$252.86	\$18,964.50
43	Gravel Mulch w/ Filter Fabric	SF	922	\$1.00	\$922.00	\$7.87	\$7,256.14
44	Replacement Gravel Mulch w/ No Filter Fabric (in Phase I area)	SF	1454	\$0.80	\$1,163.20	\$3.61	\$5,248.94
45	Tree - 2 1/2" Caliper DBH	EA	13	\$350.00	\$4,550.00	\$648.31	\$7,128.03
46	Shrub - 5 Gallon	EA	152	\$37.00	\$5,624.00	\$64.51	\$9,805.52
47	Remove and Replace Shrub Phase I area - 5 Gallon	EA	174	\$40.00	\$6,960.00	\$77.41	\$13,469.34
48	Lighting and Electrical Improvements, c/p	LS	1	\$72,200.00	\$72,200.00	\$46,750.08	\$46,750.08
49	4" Bench, installed	EA	2	\$2,000.00	\$4,000.00	\$2,736.29	\$5,472.58
50	6" Bench, installed	EA	1	\$2,500.00	\$2,500.00	\$2,992.35	\$2,992.35
51	Scorpio Controller w/ Flow Meter	EA	2	\$13,000.00	\$26,000.00	\$11,611.28	\$23,222.56
52	Irrigation Valve	EA	2	\$500.00	\$1,000.00	\$2,373.86	\$4,747.72
53	Irrigation Sleeve	EA	2	\$1,000.00	\$2,000.00	\$7.87	\$4,722.00
54	Irrigation Head	LF	600	\$2.00	\$1,200.00	\$100.63	\$8,855.44
55	Replace Caped Irrigation Head	EA	88	\$150.00	\$13,200.00	\$100.63	\$8,855.44
56	Extended Warranty, per year	EA	14	\$20.00	\$280.00	\$103.56	\$1,450.26
Base Bid - Subtotal of Bid Items No. 1 through 56							
Project Sign Screen @ \$500.00 per sign							
Allowances:							
Subtotal - Line a) Base Bid subtotal plus Line b) Allowances:							
New Mexico Gross Receipts Tax (NMGR):							
Base Bid - Subtotal of Bid Items No. 1 through 56							
\$745,882.49							

Base Bid - Subtotal of Bid Items No. 1 through 56

Subtotal - Line a) Base Bid subtotal plus Line b) Allowances:

New Mexico Gross Receipts Tax (NMGR):

Base Bid - Subtotal of Bid Items No. 1 through 56

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ITEM NO.	SHUNT DESCRIPTION	UNIT	QTY.	UNIT COST	ESTIMATE	COST	UNIT COST	AMOUNT
1	Clear & Grub Misc. Removals	LS	1	\$5,000.00	\$5,000.00	\$15,549.24		\$15,549.24
2	Tree Removal, 12'-30" Circumference	EA	1	\$500.00	\$500.00	\$4,391.11		\$4,391.11
3	Remove & Reinstall Existing Chainlink Fencing	SF	1460	\$0.50	\$730.00	\$1,280.00	\$3.15	\$1,968.80
4	Remove & Reinstall Existing Chainlink Fencing	SF	5110	\$3.50	\$17,885.00	\$1,280.00	\$3.15	\$1,968.80
5	Remove & Salvage/Dispose Existing Pipe Fencing	SF	230	\$3.00	\$690.00	\$5.46		\$1,255.90
6	Remove & Reinstall Existing 3" Steel Picket Fencing	LF	96	\$10.00	\$960.00	\$25.68		\$2,465.28
7	Remove & Salvage/Dispose Guard Post and Fencing	LF	96	\$25.00	\$2,400.00	\$25.68		\$2,465.28
8	Remove & Reinstall Large Sign/Post & Fencing	EA	6	\$150.00	\$900.00	\$3,296.64		\$19,779.84
9	Remove & Reinstall Large Sign/Post with Post	EA	1	\$500.00	\$500.00	\$7,983.97		\$7,983.97
10	Remove & Reinstall Traffic Sign with Post	EA	4	\$75.00	\$300.00	\$298.57		\$1,194.28
11	Remove & Reinstall Existing Mailbox	EA	1	\$50.00	\$50.00	\$430.46		\$430.46
12	Remove & Dispose Sidewalk/Driveway	EA	1	\$50.00	\$50.00	\$298.57		\$1,194.28
13	Remove & Dispose Curb & Gutter	SY	1565	\$7.50	\$11,737.50	\$14.25		\$22,301.25
14	Remove & Dispose Valley Gutter & Curb	LF	1030	\$5.00	\$5,150.00	\$8.50		\$8,755.00
15	Remove & Dispose Finned or Header Curb	LF	32	\$8.00	\$256.00	\$13.97		\$447.04
16	Remove & Reinstall Existing Parking Bumper	EA	11	\$20.00	\$220.00	\$101.94		\$1,121.34
17	Sawcut Curb Face at Sidewalk Ramp	LF	136	\$10.00	\$1,360.00	\$18.98		\$2,581.28
18	Asphalt Pavement, Sawcut, Remove & Dispose	SY	650	\$6.00	\$3,900.00	\$13.41		\$8,716.50
19	Earthwork; Cut, Stockpile, Reuse, or Dispose Excess Material	CY	26	\$10.00	\$260.00	\$35.78		\$930.28
20	Relocate Existing Power Pole (coordinate through PNM)	EA	1	\$5,000.00	\$5,000.00	\$1,113.84		\$1,113.84
21	Electrical Demolition, complete, including Haul & Disposal	LS	1	\$5,650.00	\$5,650.00	\$6,479.85		\$6,479.85
22	Excavate, Inspect, Backfill Water/Sewer Pot Hole	LS	1	\$4,000.00	\$4,000.00	\$2,985.78		\$2,985.78
23	Project Sign CIP	EA	3	\$350.00	\$1,050.00	\$627.73		\$1,883.19
24	Traffic Control/Relocating	LS	1	\$35,000.00	\$35,000.00	\$38,290.26		\$38,290.26
25	Construction Staking	LS	1	\$7,500.00	\$7,500.00	\$17,627.01		\$17,627.01
26	12" Subgrade Prep	SY	10	\$2.00	\$20.00	\$29.86		\$298.60
27	Standard PCC Curb & Gutter	SY	1030	\$25.00	\$25,750.00	\$38.76		\$39,912.50
28	Concrete Valley Gutter & Curb (incl. subgrade compaction)	LF	39	\$50.00	\$1,950.00	\$56.66		\$2,209.74
29	4'-6" Concrete Sidewalk, Ramp, Driveway, c/p	SF	2600	\$50.00	\$130,000.00	\$13.13		\$34,198.00
30	Stone Inset - Red Porphyry (Linear Designs)	SF	420	\$25.00	\$10,500.00	\$53.92		\$22,646.40
31	Stone Inset - Grey Porphyry (Linear Designs)	SF	1350	\$30.00	\$40,500.00	\$50.07		\$67,594.50
32	Standard PCC Landscape Edger	LF	110	\$10.00	\$1,100.00	\$22.38		\$2,461.80
33	Reinforced Concrete Footing, 3500 psi, formed, c/p	CY	5.5	\$1,000.00	\$5,500.00	\$2,253.23		\$12,392.77
34	Reinforced Concrete Footing, 3000 psi, c/p	CY	5	\$750.00	\$3,750.00	\$1,585.74		\$7,928.70
35	Title Inset in Conc. Wall (Native American), c/p	LS	1	\$3,044.00	\$3,044.00	\$1,544.95		\$1,544.95
36	Title Inset in Conc. Wall (Asian Ocean), c/p	LS	1	\$4,095.00	\$4,095.00	\$1,544.95		\$1,544.95
37	Title Inset in Conc. Wall (Central American), c/p	LS	1	\$6,300.00	\$6,300.00	\$1,544.95		\$1,544.95
38	Residential Asphalt, Type B, 1-1/2" lifts, w/o machine	LS	1	\$154.95	\$154.95	\$34.71		\$5,275.92
39	30mil Polyethylene Planter Liner	SF	1620	\$5.00	\$8,100.00	\$10.76		\$17,431.20
40	Banner Pole with Footing, c/p	EA	4	\$4,000.00	\$16,000.00	\$15,697.92		\$62,791.68
41	Title Pillars with Footing, c/p	EA	5	\$9,000.00	\$45,000.00	\$5,288.92		\$26,444.60
42	Imported Planting Soil Mix	EA	75	\$45.00	\$3,375.00	\$252.86		\$18,964.50
43	Gravel Mulch w/ Filter Fabric	CY	922	\$1.00	\$922.00	\$7.87		\$7,256.14
44	Replacement Gravel Mulch w/ No Filter Fabric (In Phase I area)	SF	1454	\$0.80	\$1,163.20	\$3.61		\$5,248.94
45	Tree - 2 1/2" Caliper DBH	SF	13	\$350.00	\$4,550.00	\$548.31		\$7,128.03
46	Shrub - 5 Gallon	EA	152	\$37.00	\$5,624.00	\$64.51		\$9,805.52
47	Remove and Replace Shrub Phase I area - 5 Gallon	EA	174	\$40.00	\$6,960.00	\$77.41		\$13,469.34
48	Lighting and Electrical Improvements, c/p	LS	1	\$72,200.00	\$72,200.00	\$48,750.08		\$48,750.08
49	4' Bench, installed	EA	2	\$2,000.00	\$4,000.00	\$2,735.29		\$5,472.58
50	8' Bench, installed	EA	1	\$2,500.00	\$2,500.00	\$2,992.35		\$2,992.35
51	Scopio Controller w/ Flow Meter	EA	2	\$13,000.00	\$26,000.00	\$11,611.26		\$23,222.56
52	Irrigation Valve	EA	2	\$500.00	\$1,000.00	\$2,373.86		\$4,747.72
53	Irrigation Sleeve	EA	2	\$2.00	\$4.00	\$7.87		\$4,722.00
54	Irrigation Head	EA	88	\$150.00	\$13,200.00	\$100.63		\$8,855.44
55	Replace Capped Irrigation Head	EA	14	\$20.00	\$280.00	\$103.59		\$1,450.26
56	Extended Warranty, per year	YR	2	\$14,000.00	\$28,000.00	\$23,867.64		\$47,735.28
Base Bid - Subtotal of Bid Items No. 1 through 56								
Allowances:								
Project Sign Screen @ \$500.00 per sign								
\$500.00								
Subtotal - Line a) Base Bid subtotal plus Line b) Allowances:								
\$697,901.75								
New Mexico Gross Receipts Tax (NMGR)								
\$47,980.74								
Base Bid - Subtotal of Bid Items No. 1 through 56								
\$745,882.49								



5501 Jefferson Blvd. NE, Ste. 200 Albuquerque, NM 87109
Telephone: (505) 243-7300
Fax: (505) 243-7400
E-Mail: rti@rtiabq.com

FACSIMILE TRANSMITTAL SHEET

TO: Cynthia or RALPH
FAX NO.: 924-3482 DATE: 1/2/09
FROM: BOB OBERDORFER
FAX NO.: (505) 243-7400 TELEPHONE NO.: (505) 243-7300

This transmission will have 8 pages, including this cover page. If you do not receive all of the pages, please call (505) 243-7300.

Thank you.

NOTES: PLEASE CALL IF THERE ARE ANY PAGES MISSING
- SUSANNAH



5501 Jefferson Blvd. NE, Ste. 200 Albuquerque, NM 87109
 Telephone: (505) 243-7300
 Fax: (505) 243-7400
 E-Mail: rti@rtiabq.com

ADDENDUM #1

TO: All Plan Holders
 DATE: June 10, 2008
 PROJECT NAME: International Marketplace Streetscape, Phase II
 PROJECT NO.: COA Project 722593

This Addendum forms a part of the contract Documents and modifies or supplements the Project Manual and/or the Drawings as indicated below. All other provisions of the Contract Documents shall remain unchanged. Bidders shall acknowledge receipt of this Addendum in the appropriate space on the Bid Proposal form.

Clarifications

Several questions were presented at the Pre-bid Meeting. A summary of the issues covered in those questions is included below:

1. Will the maintenance be required for both Phase I and II? **The Bid Item for "Supplemental Maintenance" was incorrectly labeled and will be revised to read: "Extended Warranty, per year." This extended warranty will cover all materials installed under the Phase II bid, including those plants installed as replacements from Phase 1. Since the Phase II irrigation system is tied into the existing Phase I system, maintenance of the irrigation system will also be required. The Bid Form reissued as part of Addendum #2 will address this change.**
2. There appears to be a discrepancy between the plan and estimated quantities on the Bid Form for Item #42 (Imported Planting Soil Mix). Does this Bid Item include excavation of existing? **Bid the job according to the Unit Price Bid Form. All quantities will be verified on site. Excavation and disposal of existing soil from planting beds is included under this bid item.**
3. Likewise, for Bid Item #47 the number of replacement shrubs for Phase I does not appear to match the plans. **The replacement plan shown on Sheet 11 (Detail AA) shows the full planting plan for the portion of Phase I where plants and irrigation need to be replaced; not just the replacement plantings. Notes on that plan indicate the required irrigation replacements, while the Perennial and Shrub Schedule below it identify the needed replacement plants within that area. However, site conditions may have changed between plan preparation and bidding. There may well be additional plant replacements that are not captured on the schedule. As above, bid the job according to the Unit Price Bid Form. All quantities will be verified on site.**

39

4. Are the sleeves going across the main drive into the parking plaza existing? Are plan/Bid Form quantities correct? **The half-toned (gray) build notes along the left edge of the Irrigation Plan (Sheet 6) are actually the build notes from the Phase I plans, and thus indicate what should be existing conditions now. The sleeves should have been installed in Phase I, although exact length and location have not been verified. Bid the job according to the Unit Price Bid Form. All quantities will be verified on site.**

5. What is the number of stations for the new scorpio controllers? **The controller on Louisiana serves 6 zones (3 existing, 3 proposed). The controller on Alcazar serves 2 zones (existing).**

6. Should the quantity of heads for the shrubs and trees be equal to the total amount of the plant material being installed on the job? **Planters are being flood irrigated, so there should be fewer irrigation heads than plants. Bids should be according to the Unit Price Bid Form.**

7. Miscanthus variety 'Yakushima' is hard to find in the nurseries. Can we substitute 'Gracillimus'? **Substitutions may occur prior to planting, but will need to be verified in written communication with the landscape architect. Bid the plant materials as listed under the assumption that they will be available.**

8. Line item between 50 and 51 (shown as "5") is out of order on the bid form. Please clarify. **The Unit Price Bid Form will be re-issued to correct this and any other discrepancies identified before the deadline noted below.**

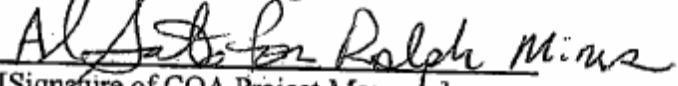
Deadline for Additional Questions

To allow timely distribution of a final addendum, if necessary, any additional questions must be received by 12:00 noon on Thursday, June 12, 2008. Questions should be directed to Resource Technology, Inc.

RESOURCE TECHNOLOGY, INC.




Robert M. Oberdorfer
Vice President for Planning and Design

CITY OF ALBUQUERQUE
Redevelopment Planning


[Signature of COA Project Manager]

APPROVED:

City of Albuquerque Planning Department

By: 
[Signature] 



6501 Jefferson Blvd. NE, Ste. 200 Albuquerque, NM 87109
Telephone: (505) 243-7300
Fax: (505) 243-7400
E-Mail: rti@rtiabq.com

ADDENDUM #2

TO: All Plan Holders
DATE: June 12, 2008
PROJECT NAME: International Marketplace Streetscape, Phase II
PROJECT NO.: COA Project 722593

This Addendum forms a part of the contract Documents and modifies the Project Manual and/or the Drawings as indicated below. All other provisions of the Contract Documents shall remain unchanged. Bidders shall acknowledge receipt of this Addendum in the appropriate space on the Bid Proposal form (Page BP-4).

Bid Specifications Booklet (Project Manual)

1. Replace pages BP-1, BP-2, and BP-3, Unit Price Bid Proposal with the attached Sheets BP-1A, BP-2A, and BP-3A (Attachment A) and note changes therein. These include some corrected estimated quantities, corrected bid item numbers, and an amended item description.

RESOURCE TECHNOLOGY, INC.

Robert M. Oberdorfer
Vice President for Planning and Design

CITY OF ALBUQUERQUE
Redevelopment Planning

[Signature of COA Project Manager]

APPROVED:

City of Albuquerque Planning Department

By:
[Signature]

CRP
6/12/08



5501 Jefferson Blvd. NE, Ste. 200 Albuquerque, NM 87109
Telephone: (505) 243-7300
Fax: (505) 243-7400
E-Mail: rti@rtiabq.com

ADDENDUM #1

TO: All Plan Holders
DATE: June 10, 2008
PROJECT NAME: International Marketplace Streetscape, Phase II
PROJECT NO.: COA Project 722593

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WJ

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Deadline for Additional Questions

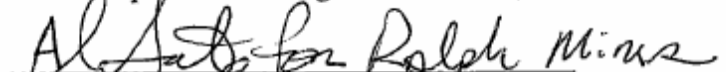
To allow timely distribution of a final addendum, if necessary, any additional questions must be received by 12:00 noon on Thursday, June 12, 2008. Questions should be directed to Resource Technology, Inc.

RESOURCE TECHNOLOGY, INC.



Robert M. Oberdorfer
Vice President for Planning and Design

CITY OF ALBUQUERQUE
Redevelopment Planning


[Signature of COA Project Manager]

APPROVED:

City of Albuquerque Planning Department

By: _____
[Signature]

Mims, Ralph L.

From: Robert Oberdorfer [rmo@rtiabq.com]
Sent: Wednesday, June 04, 2008 9:20 AM
To: Mims, Ralph L.
Subject: Int. Mkt. 2 Bid Item/addendum question

Hey, Ralph:

One of the questions brought up by LeeScapes involves Bid Item 55, for the Extended Maintenance Contract. When we did phase I, COA Legal wouldn't let us include that bid item in the contract, since CIP money can't be used for maintenance. It could have been called "extended warranty," but not "maintenance." Has that changed, or why is it included again? I'm wondering if we need to rename it and re-issue the bid form, rather than answering the question as is.

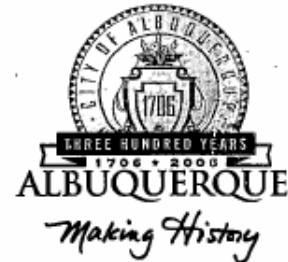
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Robert M. Oberdorfer, RLA
Vice President for Planning and Design
Resource Technology, Inc.
Phone: (505) 243-7300 FAX: (505) 243-7400

6/4/2008

CITY OF ALBUQUERQUE

Department of Family and Community Services

Valorie A. Vigil, Director



Martin J. Chávez, Mayor

March 19, 2007

TO: Richard Dineen, Director, Planning Department
FROM: Valorie A. Vigil, Director, Department of Family and Community Services
SUBJECT: **MEMORANDUM OF UNDERSTANDING BETWEEN THE PLANNING DEPARTMENT AND FAMILY AND COMMUNITY SERVICES DEPARTMENT, CITY OF ALBUQUERQUE, FOR THE RELEASE OF LIENS AND LANDSCAPE IMPROVEMENTS ON PROPERTY LOCATED AT 7200 CENTRAL AVENUE SE.**

PROJECT

7200 Central Avenue SE

AMOUNT

\$53,894.09 CDBG Fund

This document shall serve as a Memorandum of Understanding (MOU) between the Metropolitan Redevelopment Agency, Planning Department, hereinafter "Metropolitan Redevelopment Agency" and the Community Development Division, Department of Family and Community Services, hereinafter "Community Development Division." This MOU authorizes the Metropolitan Redevelopment Agency to release 2 (two) liens placed on the property at 7200 Central Avenue SE. The liens are valued at \$53,894.09, which is the amount incurred by the Community Development Division for demolition and boarding of the property. Following release of the liens, the Metropolitan Redevelopment Agency will provide landscape improvements equal to the amount of the liens to property identified in this MOU.

P.O. Box 1293

Albuquerque

A. Scope of Work

New Mexico 87103

The Metropolitan Redevelopment Agency shall improve the quality of life for residents of the City of Albuquerque by working with the Community Development Division to ensure that landscape improvements to the property identified in this MOU be made. The parties to this MOU mutually agree that the following activities shall be undertaken:

www.cabq.gov

1. Release of lien recorded on the 2nd day of August 2004, in Bk-A78, Pg-5866 as document number 2004876168 and release of lien recorded on the 7th day of July 2004, in Bk-A88, Pg-4535, as document number 2004894788.
2. For the value of said liens, \$53,894.09, the Metropolitan Redevelopment Agency shall make landscape improvements included in the streetscape improvements project located at the Southeast Corner of Central Avenue and Alcazar SE, Zoned SU-2/Mixed Use and continuing south down the eastern side of Alcazar to Zuni Road and on the western edge of Alcazar, starting halfway on the block going south down to Zuni on the western side, west on the northern side of Zuni, ending on Louisiana Boulevard halfway up the middle of the block on the east side.

B. Maximum Compensation

The compensation for the scope of work contained in this MOU shall be for the value of the liens and this amount shall be forgiven by the Community Development Division. This forgiven amount shall not exceed the following:

PROJECT

AMOUNT

7200 Central Avenue SE

\$53,894.09 CDBG

C. Time of Performance

The services called for in this MOU shall commence upon receipt of recorded releases of lien by the Community Development Division. Landscape improvements shall be completed no later than two years from the release date of liens.

D. Performance, Monitoring, Reports and Information

The Metropolitan Redevelopment Agency shall provide quarterly updates to the Community Development Division on the status of the project until project completion.

E. Compliance with Federal, State and Local Regulations

The Metropolitan Redevelopment Agency shall take whatever steps are necessary to ensure compliance with all Federal, State and Local regulations pertaining to the Community Development program. For assistance regarding contract compliance, contact the Community Development Division's compliance officer.

F. Amendments

Requests for amendments to this Memorandum of Understanding must be submitted in writing, recommended by the Community Development Division and approved by the Director of the Department of Family and Community Services.

G. Equal Opportunity and Affirmative Action

The City is obligated by City, State and Federal laws, rules and regulations and guidelines to ensure that it does not discriminate on the basis of race, color, sex, religion, age, national origin or ancestry, physical or mental handicap, or Vietnam era/disabled veteran status.

The City is also obligated to take affirmative action to ensure and effect equal opportunity in the areas of employment, program services and contract awards.

APPROVED:



Valorie A. Vigil, Director
Dept. of Family and Community Services



Richard Dineen, Director
Planning Department

3-28-2007
Date

3/27/07
Date

RELEASE OF LIEN

The City of Albuquerque, claimant under a certain Claim of Lien executed on March 29, 2007, upon the following described property:

LEGAL DESCRIPTION/ADDRESS OF LIEN: **Lot 001 BLK 011 LA MESA # 2 & 2 TO 6 & ALL LOT A 7200 Central Ave SE**

OWNERS AND OWNERS ADDRESS: **City of Albuquerque P.O. Box 1293 Albuquerque, New Mexico 87102**

AMOUNT: \$ 33,426.00

PURPOSE OF LIEN: Demolition *sk*

Does hereby release said Claim of Lien filed for record with the County Clerk of Bernalillo County on 7/7/2004, as Document Number 2004894788 in Book A88 Page 4535 and does discharge all said real estate from the operation thereof, and does hereby authorize and request the Bernalillo County Clerk to discharge the same record.

WITNESS my hand and seal this _____ day of _____, 2007.

CO

Millie Santillanes
City Clerk

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

On this _____ day of _____, 2007 before me appeared Millie Santillanes to me personally known, who being by me duly sworn or affirmed did say that she is the City Clerk of the City of Albuquerque by authority of its City council and the laws of the State of New Mexico and of said City of Albuquerque, and said Millie Santillanes acknowledged said instrument to be the free act and release of lien of said City of Albuquerque.

Notary Public

RELEASE OF LIEN

The City of Albuquerque, claimant under a certain Claim of Lien executed on **March 29, 2007**, upon the following described property:

LEGAL DESCRIPTION/ADDRESS OF LIEN: **LOT 001 BLK 011 LA MESA #2 & 2 TO 6 & ALL LOT A
7200 Central Ave SE**

OWNERS AND OWNERS ADDRESS: **George C. Piches
912 Ridgcrest SE
Albuquerque, NM 87106**

AMOUNT: \$ 6,225.00

PURPOSE OF LIEN: Securing of Structure 

COPY

Does hereby release said Claim of Lien filed for record with the County Clerk of Bernalillo County on 6/2/2004, as Document Number 2004876168 in Book A78 Page 5966 and does discharge all said real estate from the operation thereof, and does hereby authorize and request the Bernalillo County Clerk to discharge the same record.

WITNESS my hand and seal this _____ day of _____, 2007.

Millie Santillanes
City Clerk

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

On this _____ day of _____, 2007 before me appeared Millie Santillanes to me personally known, who being by me duly sworn or affirmed did say that she is the City Clerk of the City of Albuquerque by authority of its City council and the laws of the State of New Mexico and of said City of Albuquerque, and said Millie Santillanes acknowledged said instrument to be the free act and release of lien of said City of Albuquerque.

Notary Public

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July 10, 2008

Mr. Kevin Daly
AUI, Inc.
7420 Reading Blvd SE
Albuquerque, NM 87105

SUBJECT: NOTICE OF AWARD
INTERNATIONAL MARKETPLACE STREETSCAPE
IMPROVEMENTS, PHASE II - P722503

Dear Mr. Daly:

You are hereby notified that the contract for construction of the above referenced project has been awarded to your company for the corrected base bid amount of \$745,010.12 (due to the July 1, 2008 tax rate change). Seven copies each of the Agreement, Performance Bond and Labor and Material Payment Bond are available for you at the office of Roddick & Dunbar Ltd., P.O. Box 1502, Cedar Crest, NM 87008. As provided in the Bid Proposal, you are required to execute and deliver each of the forms, two of which must bear original signatures, together with the same number of copies of the Certificates of Insurance and all other information and forms that are required by the Contract Documents to Roddick & Dunbar Ltd. within ten (10) calendar days of receipt of this Notice of Award.

You are also required to submit an executed "Contractors list of Sub-contractors/supplier's" intended for the project on AHRO form C-1, to Contract Compliance Officer of the Albuquerque Human Rights Office.

After the Agreement has been signed and the Bonds and Certificates of Insurance have been accepted by the City, an executed set of the Contract Documents will be transmitted to you by the Consultant. The Consultant will prepare, have executed by the city, and deliver to you a Notice to Proceed on the project at the pre-construction conference.

Sincerely,

Ed Adams, P.E.
Acting Chief Administrative Officer

EAA/rac
Attachment

- xc: CIP Division, (with/attachment)
- Richard Dourte, City Engineer, Planning (w/o attachment)
- Randy Autio, Interim City Clerk (w/o attachment)

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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Roddick & Dunbar Ltd.

LANDSCAPE ARCHITECTURE

June 20, 2008

Mr. Ralph Mims
Metropolitan Redevelopment Agency
600 Second St., NW Suite #550
Albuquerque, NM 87102

RE: International Marketplace Streetscape Improvements, Phase II
City Project No. 722593

Dear Ralph,

Bids were opened for the above-referenced project on June 17, 2008. One bid was received and opened from AUI, Inc. A tabulation of their bid after check, as compared to the landscape architect's cost estimate, is attached. Also attached is a copy of the original bid tabulation as completed by the City's Clerk's office. No errors were found in AUI's Bid Proposal.

AUI's bid was nearly 20% over the estimate, which dated from June of 2007; however, the budget for the project has sufficient funds to cover the additional cost. As landscape architect of record, I hereby recommend that a contract be awarded AUI, Inc. for their Base Bid of \$745,882.49, inclusive of NMGRT.

Very Truly Yours,

Laurie Roddick-Aguilar, ASLA

Accepted:

Ralph Mims, Project Manager

Recommended:

Metropolitan Redevelopment Agency

*Ed Adams
Recommended*

Concur:

CIP Official

Cc: Jane Rael, Planning Department
Gregory P. Smith, Assistant City Attorney, Dept. of Municipal Development

SD

15

CITY OF ALBUQUERQUE CONSTRUCTION PROJECT
 BID OPENING DATA SHEET

PROJECT NAME: International Marketplace Streetscape Improvements Phase II

PROJECT NUMBER: 722593, DATE: 06/17/2008, TIME: 1:30pm, MANDATORY PREBID: yes

PROJECT MANAGER: Ralph Mims, Ph: 924-3472
 USER DEPARTMENT/DIVISION: Planning/Redevelopment
 CONSULTANT: Roddick & Dunbar Ltd. Ph: 286-0000

CITY CLERK REP: -Carmen Ortiz *Trina Casados*
 CITY ENGINEERING COORDINATOR: Jane Rael
 CITY COUNCIL DISTRICT(S): #6

NAME OF BIDDER	Bid Signed	NM License Number	New Mexico License Classification	Resident Contractor Number	AHRO Form	SFPA Form	5% Bid Bond	Addenda (2) Recd.	NM DOL Number	Base Bid Estimate \$612,375.26	Alternate Estimate \$
<u>AWI</u>	YES NO	<u>2067</u>	<u>GA-98, GB-98, GF98, EE-98, MM-98, MS(13) MS(13) MS(13) MS(13)</u>	<u>38C10</u>	YES NO	YES NO	YES NO	YES NO	<u>0005520060701</u>	<u>\$ 745,882.49</u>	
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			
	YES NO		<u>GA-98, GB-98, GF98, EE-98, MM-98</u>		YES NO	YES NO	YES NO	YES NO			

- Notes:
1. _____
 2. _____
 3. _____

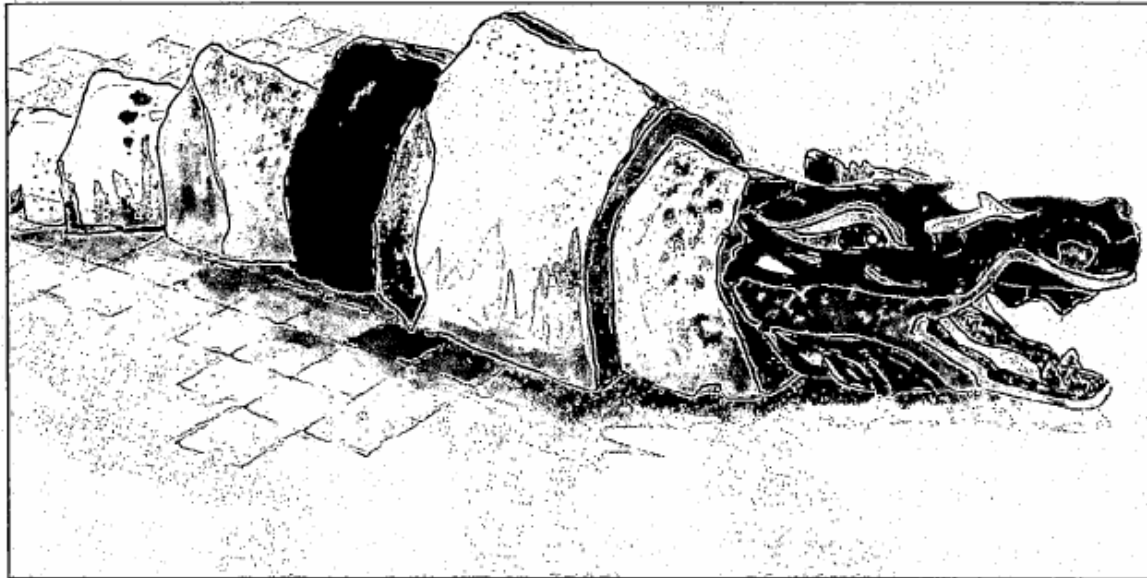
53

ITEM NO.	SHORT DESCRIPTION	UNIT	QTY.	UNIT COST	ESTIMATE	COST	UNIT	COST	UNIT	AMOUNT
1	Clear & Grub, Misc. Removals	LS	1	\$5,000.00	\$5,000.00	\$5,549.24		\$15,549.24		\$4,391.11
2	Tree Removal, 12'-30" Circumference	EA	1	\$500.00	\$500.00	\$4,391.11		\$4,391.11		\$1,888.80
3	Remove & Reinstall Existing Chainlink Fencing	SF	1460	\$0.50	\$730.00	\$1.28		\$1.28		\$18,096.50
4	Remove & Reinstall Existing Chainlink Fencing	SF	1460	\$3.50	\$5110.00	\$3.15		\$3.15		\$2,465.28
5	Remove & Salvage/Dispose Existing Pipe Fencing	LF	230	\$3.00	\$690.00	\$5.46		\$5.46		\$1,255.80
6	Remove & Reinstall Existing 3" Steel Picket Fencing	LF	98	\$10.00	\$980.00	\$25.68		\$25.68		\$2,465.28
7	Remove & Salvage/Dispose Guard Post and Footing	EA	5	\$25.00	\$125.00	\$460.45		\$460.45		\$2,302.25
8	Remove & Reinstall Large Sign/Post & Footing	EA	6	\$150.00	\$900.00	\$3,296.64		\$3,296.64		\$19,779.84
9	Remove & Reinstall Large Sign/Post w/ new Footing	EA	1	\$500.00	\$500.00	\$7,983.97		\$7,983.97		\$1,194.28
10	Remove & Reinstall Traffic Sign with Post	EA	4	\$75.00	\$300.00	\$298.57		\$298.57		\$1,194.28
11	Remove & Reinstall Existing Mailbox	EA	1	\$50.00	\$50.00	\$430.46		\$430.46		\$430.46
12	Remove & Dispose Sidewalk/Driveway	EA	1	\$50.00	\$50.00	\$17,627.01		\$17,627.01		\$299.60
13	Remove & Dispose Curb & Gutter	SV	1565	\$7.50	\$11,737.50	\$14.25		\$14.25		\$22,301.25
14	Remove & Dispose Pinned or Header Curb	LF	32	\$8.00	\$256.00	\$13.97		\$13.97		\$447.04
15	Remove & Reinstall Existing Parking Bumper	LF	340	\$2.00	\$680.00	\$8.94		\$8.94		\$3,039.60
16	Remove & Reinstall Existing Parking Bumper	EA	11	\$20.00	\$220.00	\$101.94		\$101.94		\$1,121.34
17	Sawcut Curb Face at Sidewalk Ramp	SV	650	\$8.00	\$5,200.00	\$13.41		\$13.41		\$8,716.50
18	Asphalt Pavement, Sawcut, Remove & Dispose	CY	26	\$10.00	\$260.00	\$35.78		\$35.78		\$930.28
19	Earthwork, Cut, Stockpile, Reuse, or Dispose Excess Material	EA	1	\$5,000.00	\$5,000.00	\$1,133.84		\$1,133.84		\$1,133.84
20	Relocate Existing Power Pole (coordinate through PNM)	EA	1	\$5,000.00	\$5,000.00	\$6,479.85		\$6,479.85		\$6,479.85
21	Electrical Demolition, complete, including Haul & Disposal	LS	1	\$5,650.00	\$5,650.00	\$6,479.85		\$6,479.85		\$6,479.85
22	Excavate, Inspect, Backfill Water/Sewer Pothole	LS	1	\$5,650.00	\$5,650.00	\$6,479.85		\$6,479.85		\$6,479.85
23	Project Sign CIP	EA	3	\$350.00	\$1,050.00	\$627.73		\$627.73		\$1,033.19
24	Traffic Control/Barrel Staking	LS	1	\$35,000.00	\$35,000.00	\$36,290.26		\$36,290.26		\$36,290.26
25	Construction Staking	LS	1	\$35,000.00	\$35,000.00	\$36,290.26		\$36,290.26		\$36,290.26
26	12" Subgrade Prep	LS	1	\$7,500.00	\$7,500.00	\$17,627.01		\$17,627.01		\$17,627.01
27	Standard PCC Curb & Gutter	SV	1030	\$2.00	\$2,060.00	\$28.86		\$28.86		\$299.60
28	Concrete Valley Gutter & Curb (incl. subgrade compaction)	LF	1030	\$25.00	\$25,750.00	\$38.75		\$38.75		\$39,912.50
29	4'-6" Concrete Sidewalk, Ramp, Driveway, c/p	LF	39	\$60.00	\$2,340.00	\$56.66		\$56.66		\$2,209.74
30	Stone Inset - Red Porphyry (Plaza Paving)	SF	2800	\$50.00	\$140,000.00	\$13.13		\$13.13		\$34,138.00
31	Stone Inset - Gray Porphyry (Linear Designs)	SF	420	\$25.00	\$10,500.00	\$59.92		\$59.92		\$22,646.40
32	Standard PCC Landscape Edger	SF	1360	\$30.00	\$40,800.00	\$50.07		\$50.07		\$67,594.50
33	Reinforced Concrete Wall, 3500 psi, formed, c/p	CY	5.5	\$1,000.00	\$5,500.00	\$2,253.23		\$2,253.23		\$12,992.77
34	Reinforced Concrete Footing, 3000 psi, c/p	CY	5.5	\$6,500.00	\$35,750.00	\$154.95		\$154.95		\$846.80
35	The Inset in Conc. Wall (Native American), c/p	CY	5	\$750.00	\$3,750.00	\$1,585.74		\$1,585.74		\$7,928.70
36	The Inset in Conc. Wall (Asian Ocean), c/p	LS	1	\$3,044.00	\$3,044.00	\$154.95		\$154.95		\$154.95
37	The Inset in Conc. Wall (Central American), c/p	LS	1	\$4,095.00	\$4,095.00	\$154.95		\$154.95		\$154.95
38	Residential Asphalt, Type B, 1-1/2" lifts, w/o machine	LS	1	\$6,300.00	\$6,300.00	\$154.95		\$154.95		\$154.95
39	30mil. Polyethylene Planter Liner	SV	152	\$15.00	\$2,280.00	\$34.71		\$34.71		\$5,275.92
40	Banner Pole with Footing, c/p	SF	1620	\$5.00	\$8,100.00	\$10.76		\$10.76		\$17,431.20
41	Imported Planting Soil Mix	EA	4	\$4,000.00	\$16,000.00	\$15,697.92		\$15,697.92		\$62,791.68
42	Imported Planting Soil Mix	EA	5	\$9,000.00	\$45,000.00	\$5,288.92		\$5,288.92		\$26,444.60
43	Gravel Mulch w/ Filter Fabric	CY	75	\$45.00	\$3,375.00	\$252.86		\$252.86		\$18,984.50
44	Replacement Gravel Mulch w/ No Filter Fabric (in Phase I area)	SF	922	\$1.00	\$922.00	\$7.87		\$7.87		\$7,256.14
45	Tree - 2 1/2" Caliper DBH	SF	1454	\$0.80	\$1,163.20	\$3.61		\$3.61		\$5,248.94
46	Shrub - 5 Gallon	EA	152	\$37.00	\$5,624.00	\$64.51		\$64.51		\$9,805.52
47	Remove and Replace Shrub Phase I area - 5 Gallon	EA	174	\$40.00	\$6,960.00	\$7.41		\$7.41		\$13,469.34
48	Lighting and Electrical Improvements, c/p	LS	1	\$72,200.00	\$72,200.00	\$46,750.08		\$46,750.08		\$46,750.08
49	4' Bench, installed	EA	2	\$2,500.00	\$5,000.00	\$2,992.35		\$2,992.35		\$6,472.58
50	6' Bench, installed	EA	1	\$4,000.00	\$4,000.00	\$2,736.29		\$2,736.29		\$6,472.58
51	Scorpio Controller w/ Flow Meter	EA	2	\$13,000.00	\$26,000.00	\$11,611.28		\$11,611.28		\$23,222.56
52	Irrigation Valve	EA	2	\$1,000.00	\$2,000.00	\$2,373.86		\$2,373.86		\$4,747.72
53	Irrigation Sleeve	EA	2	\$500.00	\$1,000.00	\$1,000.00		\$1,000.00		\$2,000.00
54	Irrigation Head	LF	600	\$2.00	\$1,200.00	\$1.87		\$1.87		\$1,118.20
55	Replace Capped Irrigation Head	EA	88	\$160.00	\$14,080.00	\$103.59		\$103.59		\$9,150.26
56	Extended Warranty, per year	EA	14	\$20.00	\$280.00	\$23,867.64		\$23,867.64		\$47,736.28
Base Bid - Subtotal of Bid Items No. 1 through 56										
\$745,882.49										
New Mexico Gross Receipts Tax (NMGR1)										
\$47,980.74										
Subtotal - (Line a) Base Bid subtotal plus Line b) Allowances:										
\$585,156.70										
\$697,901.75										
Project Sign Screen @ \$500.00 per sign										
\$500.00										
Allowances:										
\$697,401.75										
Base Bid - Subtotal of Bid Items No. 1 through 58										
\$584,656.70										
\$697,401.75										

SITE ANALYSIS & SCHEMATIC DESIGN PROGRAM NARRATIVE - PHASE I

CITY OF ALBUQUERQUE
FAMILY & COMMUNITY SERVICES DEPARTMENT
INTERNATIONAL MARKETPLACE
STREETScape IMPROVEMENTS

PROJECT NO. 6763
MARCH 10, 2002



PREPARED BY:

Roddick & Dunbar Ltd.








LANDSCAPE ARCHITECTURE

IN ASSOCIATION WITH:

RESOURCE TECHNOLOGY INC.

PLANNERS INK
SONALYSTS, INC.

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PROJECT GOALS

The proposed International Marketplace streetscape shall provide the following improvements where possible, based on the Near Heights Metropolitan Redevelopment Plan:

- Improved landscaping
- Improved sidewalks for better pedestrian circulation
- Medians
- Improved street lighting
- Street furniture
- Gateways
- Signage
- Intersection crosswalks
- Plazas



PROJECT STATUS

As start-up meetings were taking place at the beginning of this streetscape project, it became evident that the portion of this project directly adjacent to the Marketplace development should proceed more quickly than previously anticipated. To help insure that the adjacent streetscape is ready for installation at a time that is advantageous for the Marketplace, the City and Roddick & Dunbar Ltd. agreed to divide the streetscape project into two phases, with Phase I to be fast-tracked, and Phase II to follow Phase I. This document for the most part pertains to proposed improvements for Phase I. Gateway structure(s), intersection improvements and medians will be included in Phase II. See Schematic Plan for Phase I project limits.

A Traffic Impact Study (TIS) for the Marketplace was initiated by Wilson & Company upon request by the City. The TIS, as of this writing, is under review with the City, however, aspects of the TIS that affect the streetscape design have been discussed with the City. A proposed deceleration lane at the main entrance to the Marketplace is one outcome of the TIS that somewhat reduces the width of sidewalk.



EXISTING CONDITIONS

One of the major impediments to wheelchair accessibility on a streetscape is the presence of driveways crossing the sidewalk at frequent intervals, providing automobile access to driveways and parking lots of adjacent properties. These driveways effectively create approximately a 15% cross-slope for anyone traveling along the sidewalk. ADA regulations currently allow no more than a two-percent sidewalk cross-slope. The streetscape improvements will, where possible, result in the elimination of unnecessary driveways, and will bring into compliance those that are not eliminated.

Cobra head streetlights are mounted on metal poles on both sides of Louisiana, and are fed by an above ground line connecting each pole. A lack of City maintenance options creates a situation of limited design options for pedestrian lighting. The City of Albuquerque Parks & Recreation Department is not currently accepting responsibility for maintenance of light fixtures. PNM will maintain their company's standard equipment, but will not maintain any other type of specialty lighting. The Schematic Plan proposes to relocate the overhead line on the east side of Louisiana to underground to allow for the inclusion of tall shade trees along the Louisiana corridor. Replacement of existing cobra head fixtures with new high-pressure sodium fixtures, 250 watt, will be proposed where foot-candle measurements are insufficient. Also, additional cobra head street lighting will be considered for locations where additional lighting is needed and where possible.

Utilities that can adversely affect the design of this streetscape due to their locations are over-head power lines and below ground sewer and gas lines. Over-head power lines exist on the project site from the middle to the east end of the Central block, and along the entire stretch of the Alcazar sidewalk - eliminating the option of locating tall street trees beneath these lines. A two-inch gas line exists on Central Avenue beneath and adjacent the sidewalk, and along the entire stretch of the Alcazar sidewalk, eliminating the option to locate even smaller trees in these areas.

Three bus stop locations exist on the Phase I project site. One is located on Central Avenue and is under contract to receive a unique shelter and other improvements through the One Percent for Arts Program. Two more bus stops exist on Louisiana.



EASEMENT DEDICATION and MAINTENANCE

All improvements for this project must be made within the existing City right-of-way, and new right-of-way granted to the City through easement dedication. For the Phase I streetscape, all easements will be dedicated by one landowner. Development of the schematic design has proceeded before easement dedication, to help provide an indication of easement area to be dedicated. It is currently understood that the City will provide maintenance for all City-installed improvements within the existing right-of-way and easements dedicated to the City, with the exception of potential temporary construction easements.



PUBLIC PARTICIPATION

A Public Workshop was held on December 14, 2002, to receive input from all interested individuals regarding design of the streetscape. While many suggestions pertained to improvements outside of the boundaries of this project and some beyond of the limitations of the City, many excellent ideas provide direction for the streetscape design (see Appendix A for Public Workshop meeting notes). Overall, participants responded most positively to colored

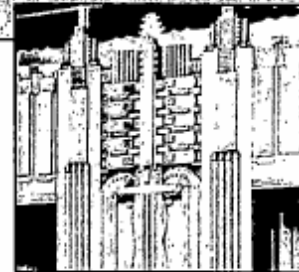
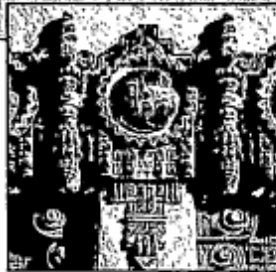
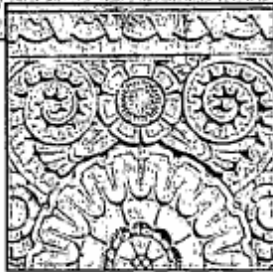
materials in streetscape photos. Most materials lacking vivid color were not popular. Participants also responded more positively to images that appeared sustainable, easy to maintain and visually uncluttered. Although this streetscape is to receive an "international" theme, repeated references were made to the streetscape association with Route 66. Various images and colors were also specifically suggested, such as the dragon - valued in Asian cultures and representing power and protection to property.



STREETSCAPE SCHEMATIC DESIGN

Elements of this streetscape design were inspired by comments from the Public Workshop of December 14, 2002. Bright colors are incorporated through proposed tile work, specific international images are detailed, and a tie-in to Route 66 is proposed through a loose use of Art Deco styling in vertical forms and horizontal patterns.

An eclectic hybrid style that may be mistaken as American-derived, Art Deco architecture found its influence from a variety of ancient and exotic international sources varying from Mayan temples, Japanese lacquerwork, tribal African sculpture, structures of Greece and Rome, and the discovery of Egyptian Tutankhamun's tomb among many others. In the American South and West, Native American motifs were also adapted to the style, and in northern Canada, totem pole pilasters and beadwork motifs served as inspiration for Art Deco style (from *Art Deco Architecture*, Patricia Bayer, 1992).



Streetscapes are more enjoyable for pedestrians when they feel comfortable and relatively safe. Conditions to be mitigated include glare and heat from the sun and proximity to automobiles. Seating areas provide rest for pedestrians who are on their feet for extended periods of time. Streetscapes that provide these comfort factors are commonplace in many areas of the world. They are often heavily vegetated with large-leafed trees that provide heavy shade, and walking surfaces, often of stone, appear to have endured centuries. Though this style of streetscape often cannot be easily replicated due to factors such as cost, climate, and existing infrastructure, we propose to incorporate elements of these classic streetscapes into small but prominent areas of the International Marketplace streetscape. These specialty areas are



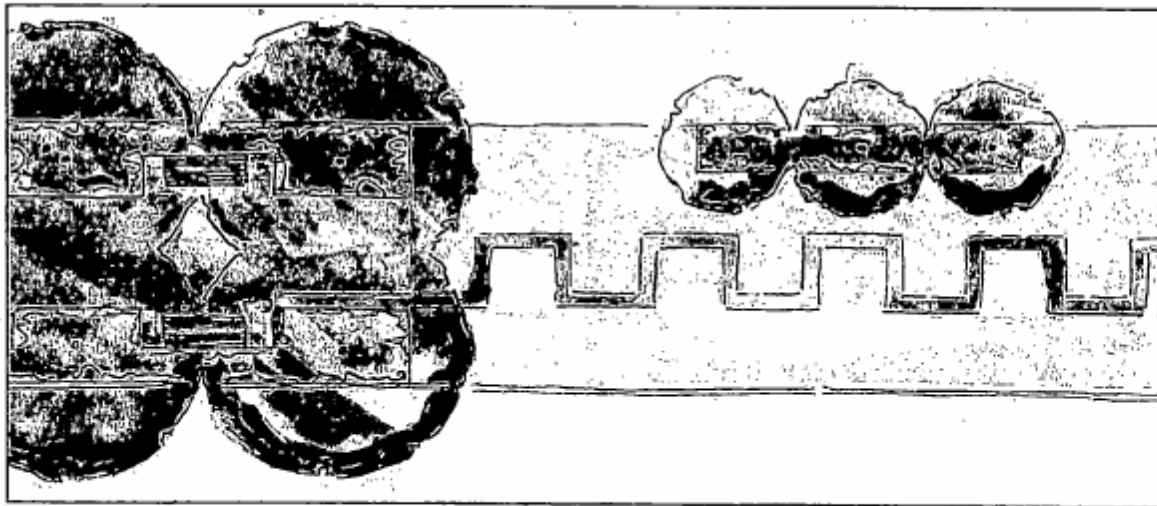
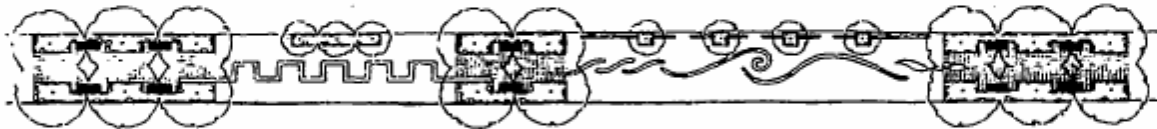
Varna, Bulgaria



Istanbul, Turkey

proposed to feature shade from Sycamore trees, sizeable planters for additional vegetation and to allow space for healthy street tree growth, stone paving where possible, and ample seating opportunities. These specialty areas will be the places of respite for weary pedestrians. They are featured on the schematic plan in front of the large parking area of the International Marketplace, and in abbreviated versions in other areas.

International Marketplace Streetscape Conceptual Design



A line pattern, where appropriate and affordable, will connect the specialty areas. This pattern will vary in design, and is proposed at this time to be dry-set stone installed at grade with the concrete sidewalk. The concrete sidewalk will match in color that of the International Marketplace, which, at this writing, is understood to be either a series of light earth-tone colors or gray.

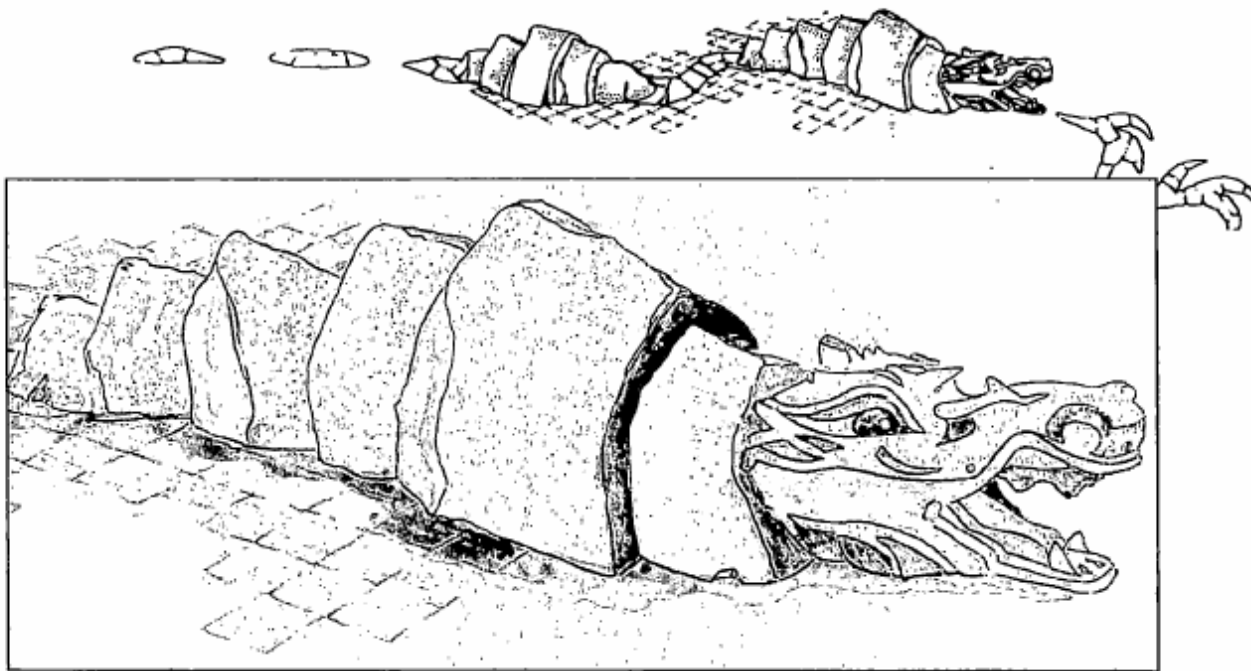
Plants featured between specialty areas are to be reminiscent of far-away places: bamboo where possible, ginkgo trees, and small flowering trees that might resemble flowering cherry.

To impart a recognizable multi-cultural and international identity upon the streetscape, specific details that represent designs and values from various countries, regions and cultures are proposed. They are as follows:

STONE DRAGON

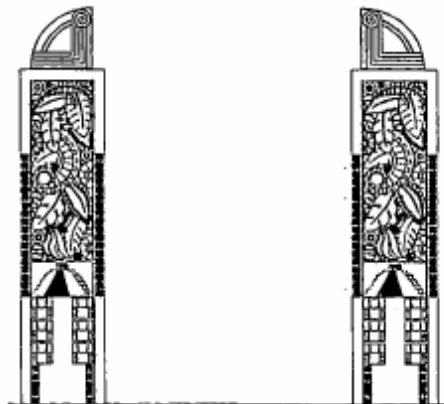
A dragon form crafted of large stone pieces is proposed to be a centerpiece on the streetscape. The Stone Dragon will feature a precast gray concrete head that is roughly 4 ½' x 5 ½' in size. The body is to be in proportion to the head. Each connecting end of the large gray granite stone pieces is to be polished smooth.

Stone Dragon

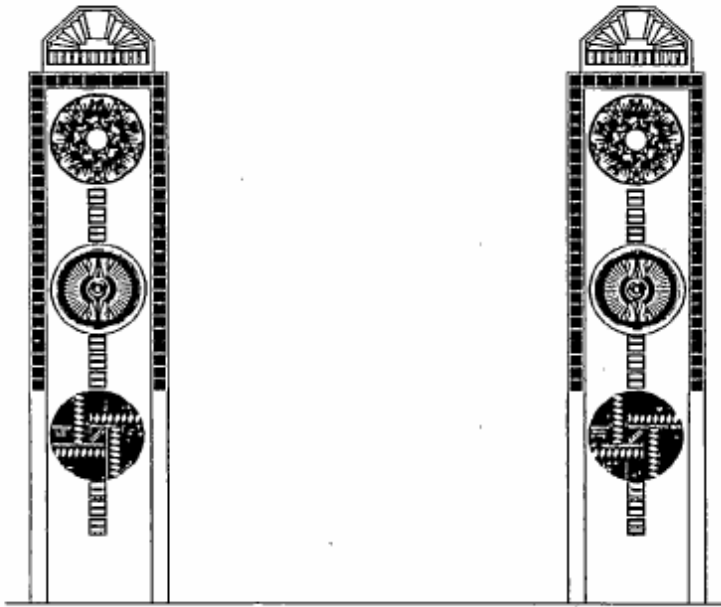


TILE PILLARS

Color can be incorporated into the streetscape with vertical elements that appear in Art Deco form. The body of each vertical element is to be precast concrete and will feature custom porcelain tiles depicting designs and images from various cultures. The variety of images on the tile pillars will help convey that the international theme is broad-based. Two designs were completed for this Schematic Submittal. Additional designs will be completed for the final streetscape drawings. The Mayan Tile Pillar design features a tropical vegetation design and tile design depicting a



MAYAN TILE PILLARS



Mayan Temple. The Native American Tile Pillar features designs from three New Mexican peoples – Acoma, San Ildefonso, and Mimbres (9th-12th centuries). The top piece of the Native American Pillar is adapted from a 1935 Pueblo Deco design.

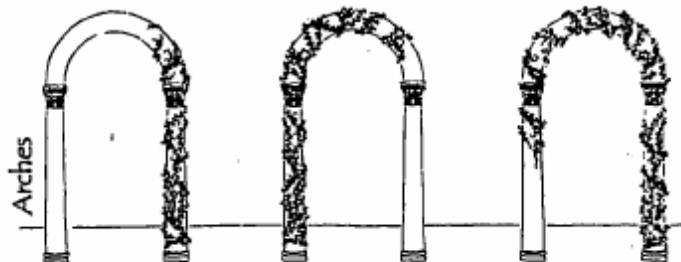
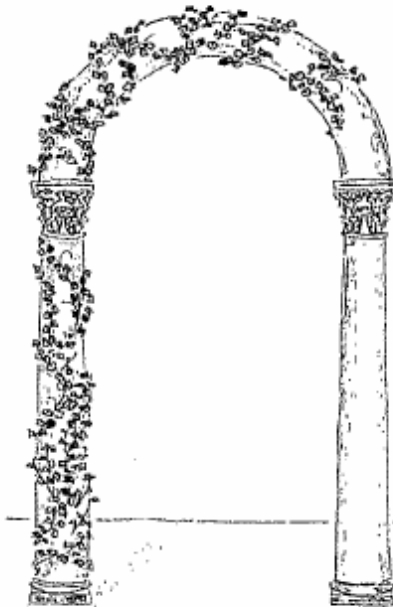


Precast Concrete Base for Tile Pillar

NATIVE AMERICAN TILE PILLARS

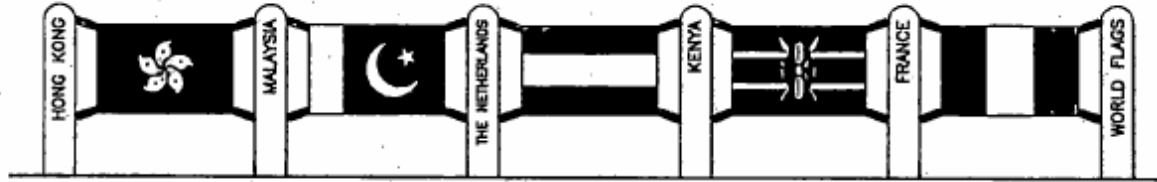
STONE ARCHES

Stone arches are an architectural detail that seem to be especially prominent in Spain and other Mediterranean countries, and long ago extended to Cuba and Mexico in popularity. For this reason, a stone arch design is included in the Schematic Design, however it may become cost prohibitive. Drawings for self-supporting stone columns and arches will require a structural engineer stamp. The stone will also require sealing by City maintenance each five to ten years. On the Schematic design they are located on the northeast corner of the Marketplace streetscape, in response to the Public Workshop Attendee's comments. Workshop Attendees determined that this location required a gateway or other "eye-catching" design because it may be the west-bound travelers' (on Central Ave.) best view of the International Marketplace, and because this location also helps to include Alcazar Street into the Marketplace shopping region (see Public Workshop notes, Appendix A).



FLAGS

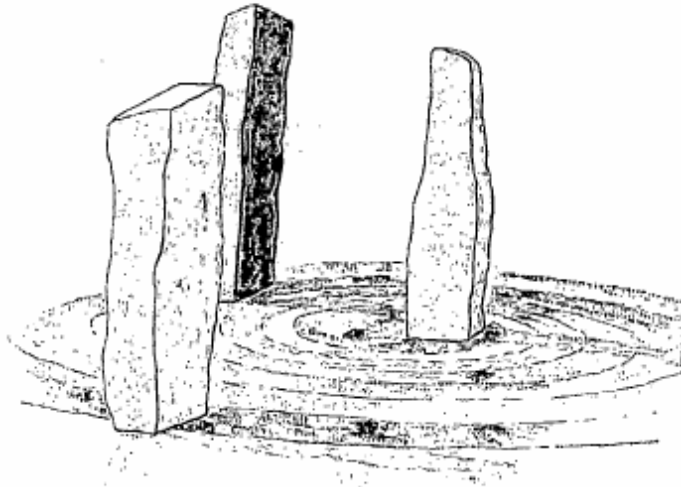
Brightly colored metal flags may be included in the design, either as a low fence or wall along the parking lot to mitigate visual effect of parked automobiles, or as a main entry feature in Phase II. This may have the disadvantage of being a high-maintenance feature, because brightly-colored sign materials often fade and decline in Albuquerque's hot dry climate. The cost-effectiveness of this design feature will be further evaluated and discussed with the City.



Additional design details that are not proposed for Phase One are discussed below. These are included as possible options to include in Phase Two of the streetscape design:

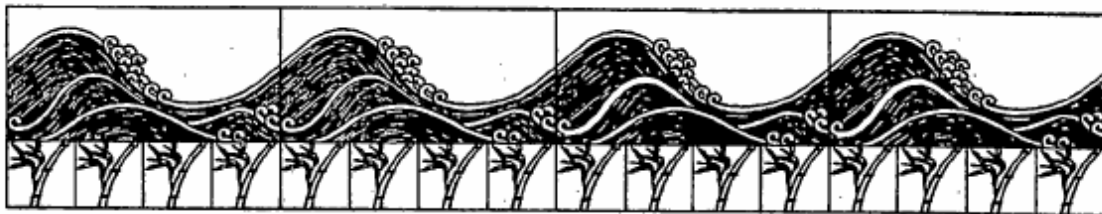
STORY STONES

An Asian-inspired design of tall standing stones allows for the inclusion of verbal messages on the streetscape. These messages can be sandblasted into the stone, allowing the stones to retain a natural and graceful appearance. The messages are proposed to be inspiring quotes from people of other countries, such as Mahatma Ghandi's "You must be the change you wish to see in the world".



TILE BENCHES

In addition to the Tile Pillars, tile can be used on horizontal forms to provide sitting surfaces in areas where space prohibits the use of benches. Horizontal tile designs may include those such as the illustrated Asian-inspired ocean and bamboo design.



Appendix A:
Meeting Notes from Public Workshop December 14, 2002



Roddick & Dunbar Ltd.
LANDSCAPE ARCHITECTURE

January 25, 2003

Mr. Richard Asenap
Albuquerque Development Services
600 Second St., NW Suite #550
Albuquerque, NM 87102

RE: International Marketplace Streetscape Improvements Project Record of
December 14, 2002 Public Workshop

Dear Richard,

Following is a meeting record of the December 14, 2002 Public Workshop for the
International Marketplace Streetscape Improvements Project:

Attendance:

Willard Schroeder, 9000 Trumbull SE 87123, 294-5872
Mick McMahan, 626 Espanola NE 87108, 265-5433
Bobbie Nobles, 4029 Thaxton SE 87108, 265-1056, Mrbobbie4@AOL.com
Connie (Rip) Alexander, 293-3150
Alvorn Clifton, 508 Rhode Island SE 87108, 255-0360
Rud Davis, PO Box 81761, 87198, 298-1481
Marissa Nordstrom, 605 Arizona SE 87108, 268-1418, marissangel@earthlink.net
Victor Limary, 230 Louisiana Blvd SE, 268-0206, victor@limary.com
Joe & Perny Peuvea, 201 Louisiana Blvd SE, 262-0251
Ruben Sanchez, 120 Louisiana Blvd NE, 265-1785
David McCarty, 325 Louisiana Blvd SE, 866-0075
Yen-Nguy?, 306B San Pablo SE, 256-2070
Hanh Arian, PO Box 66113
Myrna Ramirez, 6419 Mendius Ave NE, 828-3905
Humberto Fleitas, 1202 Pennsylvania NE Bd3, 724-4684, hfleita@swcp.com
David Itsi, 2504 Griegos Pl NW 87107, 345-3866, davidnkathyitsi@aol.com
Husmg Titao, 7000 Zuni SE 87108, 265-7901
Cecia Tomlinson, 881-6690
Rae Van Hoven, 5200 Apollo Dr 87120, 890-2990
Imelda Montalvo, 6333 Annapolis Dr NE 87111, 797-1831
John & Rose Sena, 7820 Zuni SE 87108, 266-1033, rosrealtor@aol.com
Richard Asenap, Albuquerque Development Services, 924-3478
Ralph Mims, Albuquerque Development Services, 924-3472

Irene Ogata, Planners Ink, 983-8328
 Cheryl Toy, Planners Ink, 983-8328
 Gregg Way, Planners Ink, 983-8328
 Bob Oberdorfer, Resource Technology Inc., 243-7300
 Corinne O'hara, Resource Technology Inc., 243-7300
 Laurie Roddick-Aguilar, Roddick & Dunbar Ltd., 286-0000

The workshop began with several participants speaking informally about their experiences with the area. The workshop comments are interpreted as follows:

Bobbie Nobles: This area was built after WWII, in the 50's. Route 66 was an impetus in the development of the area.

Connie Alexander: The Trumbull area developed in the WWII days. It was very nice back then. As it aged toward the 90's it started to experience problems with crime. He and his father bought lots in Trumbull neighborhood, and he developed 16 apartment units on his lot. He bought the adjacent lot and developed 16 more units. He believes this is a nice neighborhood and has the potential to improve. They have had drug marches and encouraged CPTED measures, thus drug dealers and prostitutes are disappearing. Traffic barriers have converted streets from a grid pattern to curvilinear patterns.

Mick McMahan: The area went down because of the IRS allowing real estate depreciation – this allowed landlords to profit from owning a short time and selling, instead of reinvesting in improvements. Distant ownership is a problem too.

Willard Schroeder: Open signs (business signs in disrepair) need to be repaired – they demonstrate a lack of business presence. Include humor into the streetscape or into the signs. Idea for a sign – keep five senses in gear (can pertain to auto/pedestrian safety).

Additional comments on history of the area:

- Local developers saw opportunity for the area with the Base developing and began to provide housing (despite the housing provided on Base). The Trumbull area began its "decline" with the development of the freeway.
- The area had a hardware store and a supermarket.

General comments:

- Would like to see opportunities for ethnic and cultural affairs.
- The International Marketplace is one of the most exciting things to happen in the area.
- Hope that it will bring in as many businesses and restaurants as possible.
- Going to the International Marketplace should be like going on a "mini-trip" to far-away places because of the wide variety of shops and restaurants representing different cultures.
- Need good transportation access.

- A goal should be that it becomes a tourist attraction. This is aided by the fact that it is surrounded by other Albuquerque landmarks.
- Area residents need to keep pressure on to keep these projects going. These projects can be a success and helpful in making the area exciting.
- These projects can be a catalyst for revitalization of this area, and can help provide more local employment.
- This area can be a town center – this can result in creating a sense of pride.
- These projects can create something exciting for the Asian-American community.
- The area has grown – as soon as one area improves, another area nearby needs work. But cannot give up on the area, need to keep working to improve it.
- Media usually only reports the negative side of the area – need media support for the positive aspects too.
- We need to think about the children of this area, a lot can be done to improve the area for them.
- New community center, swimming pool and senior center were mentioned.

"100 Reasons why people come to the International Marketplace" (offered by one participant):

1. Ideal location
2. Highway 66
3. Sunshine State
4. Strong on 7 arts
5. Mountain View
6. Indian Market
7. Old Town composition
8. RV Space
9. Year round green foliage

Comments regarding design of the International Marketplace and the streetscape:

- The new bus shelter needs to be graffiti-proof.
- How do we make the right-of-way more pedestrian-friendly?
- The landscaping should include flowers blooming all year 'round.
- Consider use of Route 66 icon image.
- Celebrate and represent a great variety of nationalities, not just those living in the area.
- People living in area include: Hawaiian, Philippine, Vietnamese, Korean, Japanese, Brazilian, Cambodian, Laos, Spanish, Chinese, Mexican, Cuban, Indonesia, Eastern Indian, Native American (over 109 tribes in the region), Polish, Dutch.
- Say "welcome" in many different languages.
- Include flags along the sidewalk.
- Feature different music everyday.
- How do we attract attention from westbound cars? Maybe signage or gateway on Central? (Maybe Talin Marketplace building can be chamfered at the corner of Louisiana and Alcazar). Don't include trees on the median across from the Market on Central – this could block westbound traffic vision of the area.
- Flags of each country over Central?

- Intersection of Alcazar needs special treatment.
- How do we make Alcazar pedestrian-friendly?
- How do we make the back of the Market look nice?
- Need a connection between fairgrounds and streetscape.
- Use Bamboo in planting materials. Also maple, flowering cherry and ginkgo trees.
- Unifying element – we are all the same.
- Vertical design elements need to be compatible with the whole project. Need a gateway to the area.
- Need to be able to see activity at the Marketplace from the street.
- A goal should be to slow traffic without necessarily reducing volume.
- Gold is a universal color.
- Use lots of trees to make a more people-friendly place (no thorns). Include lights in trees. Include many trees on Alcazar.
- Gateway structure suggested at corner of Louisiana and Central – maybe diagonal across the intersection.
- Specialty paving pattern (cobblestone was suggested) for corner of Louisiana and Central. Also for one or two locations on Louisiana, and on Alcazar.
- Paving color can fade from red to gold along sidewalk.
- Suggest a water fountain.
- Need many benches.
- "Viewports" are needed through the middle Marketplace building to allow visual to buildings on Alcazar – this may help keep Alcazar from becoming an unused alley.
- Image of sugarcane or corn as art.
- Include water in art.
- Art could include fortune cookies with "flags of fortune".
- Include a stage or performance area at the International Marketplace.
- Include medians on Louisiana.
- Include some type of gateway on Zuni at Louisiana and Alcazar.

The participants were asked to share quotes, sayings or proverbs that they admire:

- References to art, creativity.
- "In all your ways, acknowledge Him, and He will direct your paths." Proverbs 3:5-6
- "Yesterday is history, tomorrow is mystery, today is a gift, that is why it's called present."
- "You can fail only if you stop trying."
- "Spend less than you make."
- "Listen to people's complaints – seriously & give them what they want."
- "Freedom in America – to be your own person."
- "You can be what you want to be."
- "Question reality."
- "Thou shalt not graffiti."
- "Thou shalt not vandalize."

The participants were asked to list animal images that are symbolic:

- The dragon represents power and its protection to the property; in Asian culture it is very valued.
- Many Celtic images are similar to Mayan and other cultural images – I think it is

good to look for links between cultures.

- Cats, dogs, fish, and birds – things that are warm and fuzzy.
- More oriental aspect.
- Caraboa (water buffalo) represents province, life, and transportation.

The participants were asked to list fantasy/folklore images that are symbolic:

- Look at cultural holiday, Native Americans (buffalo), Orientals (dragons, black and red w/yellow), Hispanic (family ties, patriotic).
- Dragon is Asian image.
- Water buffalo (canabao) – oriental work animal.

The participants were asked to list general images that are symbolic:

- Mosaics featuring world landmarks.
- Oriental (peaceful, still image, sweet smell of lilacs) and Rt. 66 (50's, art deco, Corvette cars, flat & hightop tennis shoes, yesterday's diners).
- International – Fair – Festival – Flags (tie into International Balloon Fiesta/Camino Real, crossroads of cultures)
- World flags and Rt. 66
- Oriental flags and Rt. 66

Impressions about paving and other streetscape materials:

Popular –

Stamped colored concrete (bright orange/beige color) with one line of inlaid stone ("classy", "beautiful, modest"), Paving accents with four different paving materials with contrasting colors (orange flagstone, dark grey concrete, red conc. pavers, & specialty tile w/design).

Not popular –

Brick sidewalk, concrete aggregate, stone seatwalls, wood bollard, brick used as accent material, poured-in-place concrete seatwall ("too sterile"), cobblestone (in wall), brick used to define concrete sidewalk panels ("not bright"), pavers in intersections.

Impressions about medians:

Popular –

Brightly colored stamped concrete with raised planting bed ("good color", "easy maintenance", "cars aren't able to go on median", "less to trip on than sunken beds").

Not popular –

Stone mulch, cobble in medians.

Impressions about trees:

Popular –

Eastern Redbud ("love the color!"), Desert willow ("like the flowers but not much shade", "nice fragrance"), Chitalpa, New Mexico Olive ("graceful", "native"), Vitex ("nice circular shape"), Golden rain tree ("good shade", "messy").

Not popular –

Honey locust ("messy").

Impressions about benches:

Popular -

Curvilinear silver metal bench, flagstone bench (with no back).

Not popular -

Angular silver metal bench.

Other general preferences:

Colorful permanent or temporary banners received positive response.

Round tree grate image more popular than: 1) gravel or mulch in tree base, 2) square tree grate.

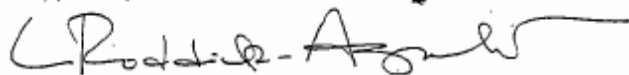
Stay away from "straight, boring" (seatwall reference). Include tile or mosaic on seatwall surface (instead of brick top), include backs on seatwalls or benches.

General observations:

Participants responded more positively to brightly-colored materials in streetscape photos. Most materials lacking vivid color were not popular. Participants also responded more positively to images that appeared sustainable, easy to maintain and visually uncluttered.

Images generated during the workshop are attached.

Very Truly Yours,



Laurie Roddick-Aguilar, ASLA

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