



CITY OF ALBUQUERQUE
1 CIVIC PLAZA NW
ALBUQUERQUE, NEW MEXICO 87102

Martin Chávez, Mayor

REQUEST FOR INTEREST

RFI2006-001-SV

**"CONSULTING SERVICES: MIXED-USE LAND USE ZONES,
DESIGN STANDARDS, INFRASTRUCTURE EFFICIENCY"**

City of Albuquerque
DFAS/Purchasing Division
07/13/05

I. INTRODUCTION

A. PURPOSE OF THIS REQUEST FOR INTEREST

The City of Albuquerque Purchasing Division (“the City”) is issuing this Request for Interest (“RFI”) seeking expressions of interest from individuals, organizations, corporations, associations, or like or similar entities to formulate, write, and participate in public presentations of seven (7) new mixed-use zones, a set of design standards to add to the City Zoning Ordinance and to determine the nexus between the new zones and utilization of public infrastructure (e.g. streets, hydrology, water, wastewater) that might be the basis of impact fee reductions. (See: “B. Information” below) The professions and skills sets are assumed to include lawyers, planners, architects, engineers, and those with expertise of the relationship between land use and infrastructure demand and the calculation of impact fees.

B. INFORMATION

- In its legislation (R-02-111) approving the Planned Growth Strategy (PGS Vols. 1 & 2. See particularly Vol. 2, Chapter 7), the City of Albuquerque identified a requirement that seven new zones be created and a set of design standards applicable to new zones be developed.
- The new zones are intended to offer a path toward development that integrates land uses, has pedestrian scale, accommodates transit, bicycle and pedestrian modes of transport, is not dominated by the automobile, may offer higher or mixed densities, and may offer resource conservation features.
- The new zones are described in detail in R-02-111, and information regarding the entire project is available online at <http://www.cabq.gov/council/NewZones.html>.
- The new zones are required to be written with sufficient specificity to eliminate steps in the development approval process. (See Section 3.(B) (2) in R-02-111). (For examples, see Downtown 2010 Plan, pages 27 – 70).
- The design standards are intended to bring consistent levels of quality to new development in Albuquerque and ensure the integration of what is built with the building’s context and environment.

- The design standards are described in detail in R-02-111. (See also, Huning-Highlands East Downtown [EDO] Plan and the Downtown 2010 Plan for examples.)
- The new zones and design standards must be able to be applied in the Volcano Heights Plan (VHP) effort on-going. The VHP calls for the Planned Village Development, Campus, Commercial Center, Conservation Subdivision, and Transit-Oriented Development zones.
- The Volcano Heights Plan is described in detail. (See pages 39-47 for the zones discussion).
- The new zones may become the basis for reductions in impact fees throughout the city based upon a quantified case that must be made that the impact of the new development on roadway facilities, drainage facilities, water and wastewater facilities will be lessened by the character of the development in that zone.
- The impact fee reductions for new zones are discussed in O-02-39 (Section 4.D) and R-04-159 (Sections 1.B.1, 2, 3; Section 1.C.1; Section 3).
- The City requires professional assistance in the formulation and codification of the new zones and design standards.
- The City requires professional assistance in developing a method of quantifying reduced impact on system infrastructure resulting from the character of development in the new zones.
- Work products will be subject to review by several groups (staff and professionals responsible for the Volcano Heights Plan, Planned Growth Strategy Implementation Advisory Task Force, City Council staff, Planning Department staff, etc.) and revisions to the work products may be required.
- Presentations will be required to the reviewing groups, neighborhood associations, business groups, and to the City Council. Four trips to Albuquerque are anticipated and should be scheduled and figured into the cost of the professional services.

II. CONDITIONS GOVERNING THIS RFI

A. SEQUENCE OF EVENTS

1. **Release of RFI:** This RFI is being issued on 11 July, 2005 by the City of Albuquerque.
2. **Acknowledgement of Receipt:** The attached Acknowledgement of Receipt form must be completed to indicate an entity's interest in this project consistent with this Request for Interest. The Acknowledgement of Receipt form must be received by the City of Albuquerque Purchasing Division no later than 4:00 PM, July 25, 2005.

Sandy Vescovi, Contracting Supervisor
City of Albuquerque DFAS/Purchasing Division
1 Civic Plaza, NW Room 7012
Albuquerque, New Mexico 87102

OR

FAX No. (505) 768-3355

OR

Electronic Mail to: svescovi@cabq.gov

B. GENERAL REQUIREMENTS

To be considered, all responses shall comply with the requirements as shown above.

1. **No Obligation:** This RFI in no manner obligates the City of Albuquerque, or any of its departments, to pursue any contractual relationship with an entity that submits an Acknowledgement of Receipt form. The City further reserves the right to cancel this RFI at any time when it is deemed to be in the best interest of the City.
2. **If more than one qualified entity submits an Acknowledgement of Receipt form, meeting the requirements of this RFI by the deadline date for receipt of this RFI, it may be anticipated that**

the City will then conduct a competitive sealed Request for Proposals (“RFP”) at the option of the City.

3. Clarifications: All requests for clarifications are to be directed to:

**Susan S. Johnson, PGS Implementation Manager
City Council Staff
PO Box 1293
Albuquerque, NM 87103
505-768-3100**

4. Response Preparation Cost: Any cost incurred in responding to this RFI is borne solely by the interested entity.

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APPENDIX A
ACKNOWLEDGEMENT OF RECEIPT FORM

In acknowledgement of receipt of this Request for Interest, the undersigned is expressing an interest in all or part of formulating and writing seven (7) new zones and design standards to add to the City Zoning Ordinance, pursuant to the information contained in this RFI.

This Acknowledgement of Receipt must be signed and returned to the City of Albuquerque Purchasing Division no later than 4:00 PM, July 25, 2005, as follows:

Sandy Vescovi, Contracting Supervisor
City of Albuquerque DFAS/Purchasing Division

Response:

1 Civic Plaza, NW 7th Floor Room 7012
Albuquerque, New Mexico 87102

svescovi@cabq.gov

FAX No. (505) 768-3355

Please also submit and attach hereto:

- Background information on firm, individuals, etc.
- Examples of prior relevant experience.

FIRM: _____

ADDRESS: _____

CITY: _____ STATE: _____

ZIP: _____

REPRESENTED BY: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

PHONE NO.: _____ FAX #: _____

E-MAIL ADDRESS: _____

AREA OF INTEREST: _____