



City of Albuquerque  
1 Civic Plaza NW  
Albuquerque, New Mexico 87102

Martin Chávez, Mayor

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## Request for Interest

RFI2008-001-SB

# Commercial Land Development at the Albuquerque International Sunport

City of Albuquerque  
Department of Finance & Administrative Services  
Purchasing Division

July 12, 2007

## I. Introduction

### A. Purpose of this Request for Interest

The City of Albuquerque ("the City") is issuing this Request for Interest ("RFI") seeking expressions of interest from experienced commercial real estate development companies ("the Developer") to develop, as a coordinated and aesthetically designed mixed-use commercial development, a certain tract of City-owned property located at the Albuquerque International Sunport. The scope of the anticipated commercial development project is more particularly described in the attached **APPENDIX A**.

The term "developer" as used in this RFI shall have one or more of the following meanings: (1) a professional commercial real estate developer; (2) a group consisting of an individual with significant financial means teamed with other professionals such as a general contractor, real estate broker, and an architect/site planner; and/or (3) an owner/operator with its own corporate real estate/development division.

### B. Company Information

To be considered responsive to this RFI, the Developer responding to this RFI must complete the attached Information Statement, **APPENDIX B**, and the statement *must* be included with the Acknowledgement of Receipt form, **APPENDIX C**.

## II. Conditions Governing this RFI

### A. Sequence of Events

1. **Issuance of RFI:** This RFI is being issued on July 12, 2007, by the City of Albuquerque.
2. **Acknowledgement of Receipt of RFI:** The attached Acknowledgement of Receipt form must be completed to indicate the Developer's interest in the commercial development of the City-owned property, consistent with the provisions of this RFI. The Acknowledgement of Receipt form must be submitted and received no later than 4:00 p.m., local time on September 12, 2007 to the following:

Suzanne Boehland, Purchasing Program Specialist  
City of Albuquerque, DFAS/Purchasing Division  
1 Civic Plaza, Room 7012  
Albuquerque, NM 87102

E-Mail: sboehland@cabq.gov  
Fax: (505) 768-3355

Response by mail, electronic mail, and facsimile are acceptable. All responses must include all required documentation, completed forms and signatures.

### B. General Information

1. **No obligation:** This RFI in no manner obligates the City of Albuquerque, or the Aviation Department, to pursue any contractual relationship with an entity that responds to this RFI. The City further reserves the right to cancel this RFI at any time if it is deemed to be in the best interest of the City.
2. **Response to the RFI:** If one or more Developers responding to this RFI demonstrate the commercial development experience the City deems necessary to comply with the provisions

of this RFI, and has submitted an Acknowledgement of Receipt form by the deadline date for receipt of RFIs, the City at its sole option, may issue a competitive sealed solicitation.

**3. Clarifications:** All request for clarifications are to be directed to:

Jack D. Scherer  
Planning Manager, Business Development  
Aviation Department

Mailing Address: PO Box 9948  
Albuquerque, NM 87119-1048

Physical Address: Albuquerque International Sunport  
2200 Sunport Blvd., SE  
Albuquerque, NM 87106

Telephone No.: (505) 244-7712  
Fax No.: (505) 244-7793  
Email: jscherer@cabq.gov

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

## Appendix A

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### Commercial Land Development at the Albuquerque International Sunport

#### **Scope of Project**

The City of Albuquerque Aviation Department (“the Aviation Department”) is seeking to award a long-term lease for a tract of City-owned property located at the Albuquerque International Sunport (“Sunport”). This tract of land, situated at the northeast corner of Sunport Boulevard and University Boulevard, is approximately twenty-five (25) acres in size (“the Land”), and is depicted in **EXHIBIT A** (Exhibit A is posted as a separate document next to this RFI file.) It is the City’s intent that the Land be developed as a coordinated and aesthetically designed mixed-use commercial development.

The primary objectives of this project are to provide additional services to the traveling public and to generate new sources of non-aeronautical revenue for the Sunport. Due to Federal Aviation Administration regulations, the Aviation Department cannot sell the Land, but will instead enter into a lease agreement with a qualified Developer. The term of the lease agreement will be based on the following: a) the approved development site plan, b) the complexity of the project in terms of a development schedule, and c) the total investment made by the Developer in the project

#### **Site Conditions**

The closed City of Albuquerque South Yale Landfill underlies the entire project site. The landfill was placed within old gravel pits located along the bluff and received household and commercial waste from 1948 to 1965. Exploration of the landfill has determined that the depth of refuse ranges from 4.5 feet to 34 feet, with the deepest portions located in the eastern and central locations of the Land.

The landfill was designated a CERCLIS site in July 1982 after a preliminary assessment was conducted by the EPA. The landfill was given a NFRAP (no further remedial action planned) status in 1994. According to the New Mexico Environment Department, Solid Waste Bureau, Landfill Compliance Division, the landfill is officially a closed site. Methane venting and landfill gas monitoring wells were installed in 1994 during the construction of Sunport Blvd. and are still in use today.

While there are no detailed geotechnical reports available for the Land, there are three (3) landfill assessments that were performed in 1986, 1993, and 2000, that represent general information for the project site. These reports are available for review at the City of Albuquerque Aviation Department, Business Development office by appointment.

Commercial Land Development at the Albuquerque International Sunport

**INFORMATION STATEMENT**

**GENERAL INFORMATION.** The Developer hereby certifies that all information provided herein, and all statements made are true and correct to the best of its knowledge and belief. Statements must be complete, accurate and in the form requested. City reserves the right to confirm and request clarification of all information provided.

Additional sheets may be attached if required. If additional sheets are required, annotate all responses in coordination with the outline established herein, clearly showing the paragraph and subparagraph to which the attachment pertains.

**A. COMPANY INFORMATION.**

**Company Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_

**Telephone No:** (\_\_\_\_) \_\_\_\_\_ **Fax No:** (\_\_\_\_) \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Contact Person:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**B. BUSINESS STRUCTURE.**

\_\_\_\_ Corporation    \_\_\_\_ Partnership    \_\_\_\_ Sole Proprietorship

\_\_\_\_ Joint Venture    \_\_\_\_ Limited Liability Company (LLC)

Other \_\_\_\_\_

**C. COMMERCIAL DEVELOPMENT EXPERIENCE.**

1. Is the Developer's primary business commercial real estate development?

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, how long has the Developer been actively engaged in commercial real estate development?

Number of years \_\_\_\_\_

2. Provide a listing of all commercial real estate development projects that the Developer has participated in within the last five (5) years. Please include the following information for each project (attach answer to this Statement):
  - a). Name and location of each project.
  - b). Brief description of each project.
  - c). Total development cost of each project.
3. Provide a history of commercial development experience for the principal owner(s) and key project management personnel of the Developer (attach answer to this Statement).

Appendix C

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Commercial Land Development at the Albuquerque International Sunport

**ACKNOWLEDGEMENT OF RECEIPT FORM**

In acknowledgement of receipt of this Request for Interest, the undersigned is expressing an interest in the commercial land development at the Albuquerque International Sunport, pursuant to the information contained in this RFI.

This Acknowledgement of Receipt must be signed and returned to the Purchasing Office no later than 4:00 p.m., local time, on September 12, 2007, as follows:

Suzanne Boehland, Purchasing Program Specialist  
City of Albuquerque DFAS/Purchasing Division  
1 Civic Plaza, NW Room 7012  
Albuquerque, New Mexico 87102  
(505) 768-3355

**FIRM:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**CITY** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_

**REPRESENTED BY:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**PHONE NO.:** \_\_\_\_\_ **FAX NO.:** \_\_\_\_\_

**E-MAIL ADDRESS:** \_\_\_\_\_