STATE OF NEW MEXICO

State Fair Grounds
and
General Services Department
Facilities Management Division
PROFESSIONAL SERVICES CONTRACT **#25-350-0090-00035**

THIS AGREEMENT is made and entered into by and between the State of New Mexico, **New Mexico State Fair and General Services Facilities Management Division**, hereinafter referred to as the "Agency," and **Stantec Consulting Services Inc.**, hereinafter referred to as the "Contractor," and is effective as of the date set forth below upon which it is executed by the General Services Department/State Purchasing Division (GSD/SPD Contracts Review Bureau).

IT IS AGREED BETWEEN THE PARTIES:

1. Scope of Work.

The Contractor shall perform the work in Attachment A. Detailed Scope of Work and is incorporated into this agreement as if fully set forth herein. Attachment A. Detailed Scope of Work governs Contractor's production and delivery of the Deliverables to the Procuring Agency.

The following scope of services is to be completed over an approximately eight (8) month schedule, beginning from the date the contract is fully executed and signed by all parties. Stantec shall perform the proposed scope in collaboration with Fair Management and stakeholders. The project goal is to create an enduring master plan for the state fairgrounds that fully utilizes the property as an asset of the State of New Mexico and the city and neighborhoods of Albuquerque.

Through open and collaborative discussions involving Fair Management and stakeholders, the goals of the project are to build a Master Plan for the facility that will include:

- An assessment of existing facility uses, as well as a critical comparison between existing conditions and future opportunities, needs, and priorities;
- An economic impact study that compares market segments and return of investment.
- The vision for desirable and sustainable facility uses.
- Strategies for ensuring the final master plan document is viable for at least five years, and that future updates to the plan build upon the work done during the update process, including protocols for reviewing/updating the master plan.
- A comprehensive framework for sustainable and fiscally responsible development, including maintenance and replacement planning.
- Quantitative performance measurement for return on investment (ROI) of new property, taxes generated by market segment versus long term maintenance costs to support the public infrastructure required for such projects.

- During all project phases, Contractor will employ effective and easy to understand communication strategies such as data visualization techniques to disseminate, share, and educate relative to the planning process and outcomes.
- Work effectively with the Campus Stakeholders to develop a consensus-driven new vision for the fairgrounds complex and surrounding area.
- Conduct an effective public engagement strategy that is inclusive of Fairground stakeholders, property owners, neighboring residents and Albuquerque residents with a vested interest in the campus.
- Assess and address issues related to current and future users including current capacity, future demand and facility condition.
- Evaluate current conditions pertaining to the property including land use, neighborhood character, public infrastructure, public utilities and traffic circulation.
- Prepare site development phasing and costs, including facilities and infrastructure costs for both public and private sector investment.
- Provide an economic impact analysis from proposed master plan and development phasing that would include projected property, sales and hotel tax revenues as well as economic impact from increased visitation and events.
- Facilities should be analyzed for the past, current and potential for future use including, but not limited to building a new arena, adding housing on grounds, other mixed income uses and identifying potential new sites for the annual New Mexico State Fair. The plan should produce a list of priority issues to address.

2. Compensation.

A. The Agency shall pay to the Contractor in full payment for services satisfactorily performed at the fixed rate amounts listed in Attachment B. Fixed Fee Schedule, such compensation not to exceed $844,433.28, including gross receipts tax. **The total amount payable to the Contractor under this Agreement, including gross receipts tax and expenses, shall not exceed ($844,433.28). This amount is a maximum and not a guarantee that the work assigned to be performed by Contractor under this Agreement shall equal the amount stated herein. The parties do not intend for the Contractor to continue to provide services without compensation when the total compensation amount is reached. Contractor is responsible for notifying the Agency when the services provided under this Agreement reach the total compensation amount. In no event will the Contractor be paid for services provided in excess of the total compensation amount without this Agreement being amended in writing prior to those services in excess of the total compensation amount being provided.**

B. Payment is subject to availability of funds pursuant to the Appropriations Paragraph set forth below and to any negotiations between the parties from year to year pursuant to Paragraph 1, Scope of Work, and to approval by the GSD/SPD. All invoices MUST BE received by the Agency no later than fifteen (15) days after the termination of the Fiscal Year in which the services were delivered. Invoices received after such date WILL NOT BE PAID.

C. Contractor must submit a detailed statement accounting for all services performed and expenses incurred. If the Agency finds that the services are not acceptable, within thirty days after the date of receipt of written notice from the Contractor that payment is requested, it shall provide the Contractor a letter of exception explaining the defect or objection to the services, and outlining steps the Contractor may take to provide remedial action. Upon certification by the Agency that the services have been received and accepted, payment shall be tendered to the Contractor within thirty days after the date of acceptance. If payment is made by mail, the payment shall be deemed tendered on the date it is postmarked. However, the agency shall not incur late charges, interest, or penalties for failure to make payment within the time specified herein.

3. Term.

THIS AGREEMENT SHALL NOT BECOME EFFECTIVE UNTIL APPROVED BY THE GSD/SPD Contracts Review Bureau. This Agreement shall terminate Ten Months from the date of signature of THE GSD/SPD Contracts Review Bureau, unless terminated pursuant to paragraph 4 (Termination), or paragraph 5 (Appropriations). In accordance with NMSA 1978, § 13-1-150, no contract term for a professional services contract, including extensions and renewals, shall exceed four years, except as set forth in NMSA 1978, § 13-1-150.

4. Termination.

A. Grounds. The Agency may terminate this Agreement for convenience or cause. The Contractor may only terminate this Agreement based upon the Agency's uncured, material breach of this Agreement.

B. Notice; Agency Opportunity to Cure.

1. Except as otherwise provided in Paragraph (4)(B)(3), the Agency shall give Contractor written notice of termination at least thirty (30) days prior to the intended date of termination.

2. Contractor shall give Agency written notice of termination at least thirty (30) days prior to the intended date of termination, which notice shall (i) identify all the Agency's material breaches of this Agreement upon which the termination is based and (ii) state what the Agency must do to cure such material breaches. Contractor's notice of termination shall only be effective (i) if the Agency does not cure all material breaches within the thirty (30) day notice period or (ii) in the case of material breaches that cannot be cured within thirty (30) days, the Agency does not, within the thirty (30) day notice period, notify the Contractor of its intent to cure and begin with due diligence to cure the material breach.

3. Notwithstanding the foregoing, this Agreement may be terminated immediately upon written notice to the Contractor (i) if the Contractor becomes unable to perform the services contracted for, as determined by the Agency; (ii) if, during the term of this Agreement, the Contractor is suspended or debarred by the State Purchasing Agent; or (iii) the Agreement is terminated pursuant to Paragraph 5, "Appropriations", of this Agreement.

C. Liability. Except as otherwise expressly allowed or provided under this Agreement, the Agency's sole liability upon termination shall be to pay for acceptable work performed prior to the Contractor's receipt or issuance of a notice of termination; provided, however, that a notice of termination shall not nullify or otherwise affect either party's liability for pre-termination defaults under or breaches of this Agreement. The Contractor shall submit an invoice for such work within thirty (30) days of receiving or sending the notice of termination. *THIS PROVISION IS NOT EXCLUSIVE AND DOES NOT WAIVE THE AGENCY'S OTHER LEGAL RIGHTS AND REMEDIES CAUSED BY THE CONTRACTOR'S DEFAULT/BREACH OF THIS AGREEMENT.*

D. Termination Management. Immediately upon receipt by either the Agency or the Contractor of notice of termination of this Agreement, the Contractor shall: 1) not incur any further obligations for salaries, services or any other expenditure of funds under this Agreement without written approval of the Agency; 2) comply with all directives issued by the Agency in the notice of termination as to the performance of work under this Agreement; and 3) take such action as the Agency shall direct for the protection, preservation, retention or transfer of all property titled to the Agency and records generated under this Agreement. Any non-expendable personal property or equipment provided to or purchased by the Contractor with contract funds shall become property of the Agency upon termination and shall be submitted to the agency as soon as practicable.

5. Appropriations.

The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the Legislature of New Mexico for the performance of this Agreement. If sufficient appropriations and authorization are not made by the Legislature, this Agreement shall terminate immediately upon written notice being given by the Agency to the Contractor. The Agency's decision as to whether sufficient appropriations are available shall be accepted by the Contractor and shall be final. If the Agency proposes an amendment to the Agreement to unilaterally reduce funding, the Contractor shall have the option to terminate the Agreement or to agree to the reduced funding, within thirty (30) days of receipt of the proposed amendment.

6. Status of Contractor.

The Contractor and its agents and employees are independent contractors performing professional services for the Agency and are not employees of the State of New Mexico. The Contractor and its agents and employees shall not accrue leave, retirement, insurance, bonding, use of state vehicles, or any other benefits afforded to employees of the State of New Mexico as a result of this Agreement. The Contractor acknowledges that all sums received hereunder are reportable by the Contractor for tax purposes, including without limitation, self-employment and business income tax. The Contractor agrees not to purport to bind the State of New Mexico unless the Contractor has express written authority to do so, and then only within the strict limits of that authority.

7. Assignment.

The Contractor shall not assign or transfer any interest in this Agreement or assign any claims for money due or to become due under this Agreement without the prior written approval of the Agency.

8. Subcontracting.

The Contractor shall not subcontract any portion of the services to be performed under this Agreement without the prior written approval of the Agency. No such subcontract shall relieve the primary Contractor from its obligations and liabilities under this Agreement, nor shall any subcontract obligate direct payment from the Procuring Agency.

9. Release.

Final payment of the amounts due under this Agreement shall operate as a release of the Agency, its officers and employees, and the State of New Mexico from all liabilities, claims and obligations whatsoever arising from or under this Agreement.

10. Confidentiality.

Any confidential information provided to or developed by the Contractor in the performance of this Agreement shall be kept confidential and shall not be made available to any individual or organization by the Contractor without the prior written approval of the Agency.

11. Product of Service -- Copyright.

All materials developed or acquired by the Contractor under this Agreement shall become the property of the State of New Mexico and shall be delivered to the Agency no later than the termination date of this Agreement. Nothing developed or produced, in whole or in part, by the Contractor under this Agreement shall be the subject of an application for copyright or other claim of ownership by or on behalf of the Contractor.

12. Conflict of Interest; Governmental Conduct Act.

A. The Contractor represents and warrants that it presently has no interest and, during the term of this Agreement, shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance or services required under the Agreement.

B. The Contractor further represents and warrants that it has complied with, and, during the term of this Agreement, will continue to comply with, and that this Agreement complies with all applicable provisions of the Governmental Conduct Act, Chapter 10, Article 16 NMSA 1978. Without in anyway limiting the generality of the foregoing, the Contractor specifically represents and warrants that:

1) in accordance with NMSA 1978, § 10-16-4.3, the Contractor does not employ, has not employed, and will not employ during the term of this Agreement any Agency employee while such employee was or is employed by the Agency and participating directly or indirectly in the Agency's contracting process;

2) this Agreement complies with NMSA 1978, § 10-16-7(A) because (i) the Contractor is not a public officer or employee of the State; (ii) the Contractor is not a member of the family of a public officer or employee of the State; (iii) the Contractor is not a business in which a public officer or employee or the family of a public officer or employee has a substantial interest; or (iv) if the Contractor is a public officer or employee of the State, a member of the family of a public officer or employee of the State, or a business in which a public officer or employee of the State or the family of a public officer or employee of the State has a substantial interest, public notice was given as required by NMSA 1978, § 10-16-7(A) and this Agreement was awarded pursuant to a competitive process;

3) in accordance with NMSA 1978, § 10-16-8(A), (i) the Contractor is not, and has not been represented by, a person who has been a public officer or employee of the

State within the preceding year and whose official act directly resulted in this Agreement and (ii) the Contractor is not, and has not been assisted in any way regarding this transaction by, a former public officer or employee of the State whose official act, while in State employment, directly resulted in the Agency's making this Agreement;

4) this Agreement complies with NMSA 1978, § 10-16-9(A)because (i) the Contractor is not a legislator; (ii) the Contractor is not a member of a legislator's family; (iii) the Contractor is not a business in which a legislator or a legislator's family has a substantial interest; or (iv) if the Contractor is a legislator, a member of a legislator's family, or a business in which a legislator or a legislator's family has a substantial interest, disclosure has been made as required by NMSA 1978, § 10-16-7(A), this Agreement is not a sole source or small purchase contract, and this Agreement was awarded in accordance with the provisions of the Procurement Code;

5) in accordance with NMSA 1978, § 10-16-13, the Contractor has not directly participated in the preparation of specifications, qualifications or evaluation criteria for this Agreement or any procurement related to this Agreement; and

6) in accordance with NMSA 1978, § 10-16-3 and § 10-16-13.3, the Contractor has not contributed, and during the term of this Agreement shall not contribute, anything of value to a public officer or employee of the Agency.

C. Contractor's representations and warranties in Paragraphs A and B of this Article 12 are material representations of fact upon which the Agency relied when this Agreement was entered into by the parties. Contractor shall provide immediate written notice to the Agency if, at any time during the term of this Agreement, Contractor learns that Contractor's representations and warranties in Paragraphs A and B of this Article 12 were erroneous on the effective date of this Agreement or have become erroneous by reason of new or changed circumstances. If it is later determined that Contractor's representations and warranties in Paragraphs A and B of this Article 12 were erroneous on the effective date of this Agreement or have become erroneous by reason of new or changed circumstances, in addition to other remedies available to the Agency and notwithstanding anything in the Agreement to the contrary, the Agency may immediately terminate the Agreement.

D. All terms defined in the Governmental Conduct Act have the same meaning in this Article 12(B).

13. Amendment.

A. This Agreement shall not be altered, changed or amended except by instrument in writing executed by the parties hereto and all other required signatories.

B. If the Agency proposes an amendment to the Agreement to unilaterally reduce funding due to budget or other considerations, the Contractor shall, within thirty (30) days of receipt of the proposed Amendment, have the option to terminate the Agreement, pursuant to the termination provisions as set forth in Article 4 herein, or to agree to the reduced funding.

14. Merger.

This Agreement incorporates all the Agreements, covenants and understandings between the parties hereto concerning the subject matter hereof, and all such covenants, Agreements and understandings have been merged into this written Agreement. No prior Agreement or understanding, oral or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement.

15. Penalties for violation of law.

The Procurement Code, NMSA 1978 §§ 13-1-28 through 13-1-199, imposes civil and criminal penalties for its violation. In addition, the New Mexico criminal statutes impose felony penalties for illegal bribes, gratuities and kickbacks.

16. Equal Opportunity Compliance.

The Contractor agrees to abide by all federal and state laws and rules and regulations, and executive orders of the Governor of the State of New Mexico, pertaining to equal employment opportunity. In accordance with all such laws of the State of New Mexico, the Contractor assures that no person in the United States shall, on the grounds of race, religion, color, national origin, ancestry, sex, age, physical or mental handicap, or serious medical condition, spousal affiliation, sexual orientation or gender identity, be excluded from employment with or participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity performed under this Agreement. If Contractor is found not to be in compliance with these requirements during the life of this Agreement, Contractor agrees to take appropriate steps to correct these deficiencies.

17. Applicable Law.

The laws of the State of New Mexico shall govern this Agreement, without giving effect to its choice of law provisions. Venue shall be proper only in a New Mexico court of competent jurisdiction in accordance with NMSA 1978, § 38-3-1 (G). By execution of this Agreement, Contractor acknowledges and agrees to the jurisdiction of the courts of the State of New Mexico over any and all lawsuits arising under or out of any term of this Agreement.

18. Workers Compensation.

The Contractor agrees to comply with state laws and rules applicable to workers compensation benefits for its employees. If the Contractor fails to comply with the Workers Compensation Act and applicable rules when required to do so, this Agreement may be terminated by the Agency.

19. Records and Financial Audit.

The Contractor shall maintain detailed time and expenditure records that indicate the date; time, nature and cost of services rendered during the Agreement's term and effect and retain them for a period of three (3) years from the date of final payment under this Agreement. The records shall be subject to inspection by the Agency, the General Services Department/State Purchasing Division and the State Auditor. The Agency shall have the right to audit billings both before and after payment. Payment under this Agreement shall not foreclose the right of the Agency to recover excessive or illegal payments

20. Indemnification.

The Contractor shall defend, indemnify and hold harmless the Agency and the State of New Mexico from all actions, proceeding, claims, demands, costs, damages, attorneys' fees and all other liabilities and expenses of any kind from any source which may arise out of the performance of this Agreement, caused by the negligent act or failure to act of the Contractor, its officers, employees, servants, subcontractors or agents, or if caused by the actions of any client of the Contractor resulting in injury or damage to persons or property during the time when the Contractor or any officer, agent, employee, servant or subcontractor thereof has or is performing services pursuant to this Agreement. In the event that any action, suit or proceeding related to the services performed by the Contractor or any officer, agent, employee, servant or subcontractor under this Agreement is brought against the Contractor, the Contractor shall, as soon as practicable but no later than two (2) days after it receives notice thereof, notify the legal counsel of the Agency and the Risk Management Division of the New Mexico General Services Department by certified mail.

21. New Mexico Employees Health Coverage.

A. If Contractor has, or grows to, six (6) or more employees who work, or who are expected to work, an average of at least 20 hours per week over a six (6) month period during the term of the contract, Contractor certifies, by signing this agreement, to have in place, and agree to maintain for the term of the contract, health insurance for those employees and offer that health insurance to those employees if the expected annual value in the aggregate of any and all contracts between Contractor and the State exceed $250,000 dollars.

B. Contractor agrees to maintain a record of the number of employees who have (a) accepted health insurance; (b) declined health insurance due to other health insurance coverage already in place; or (c) declined health insurance for other reasons. These records are subject to review and audit by a representative of the state.

C. Contractor agrees to advise all employees of the availability of State publicly financed health care coverage.

22. Invalid Term or Condition.

If any term or condition of this Agreement shall be held invalid or unenforceable, the remainder of this Agreement shall not be affected and shall be valid and enforceable.

23. Enforcement of Agreement.

A party's failure to require strict performance of any provision of this Agreement shall not waive or diminish that party's right thereafter to demand strict compliance with that or any other provision. No waiver by a party of any of its rights under this Agreement shall be effective unless express and in writing, and no effective waiver by a party of any of its rights shall be effective to waive any other rights.

24. Notices.

Any notice required to be given to either party by this Agreement shall be in writing and shall be delivered in person, by courier service or by U.S. mail, either first class or certified, return receipt requested, postage prepaid, as follows:

To the Agency:

Anna Silva, Acting Cabinet Secretary

General Services Department

Anna.Silva2@gsd.nm.gov

Cell: 505-470-9727

Invoice Remittance:

GSD.FMD-INVOICES@GSD.NM.GOV

MAIL TO:

FACILITIES MANAGEMENT DIVISION

ATTN: ACCOUNTS PAYABLE

2542 CERRILLOS RD

SANTA FE, NM 87505

To the Contractor:

Nancy Locke, Discipline Leader

Stantec Consulting Services Inc.

Nancy.locke@stantec.com

Cell: 303-575-8498

Colleen Ruiz, PE,

Colleen.ruiz@stantec.com

505-349-8454

25. Authority.

If Contractor is other than a natural person, the individual(s) signing this Agreement on behalf of Contractor represents and warrants that he or she has the power and authority to bind Contractor, and that no further action, resolution, or approval from Contractor is necessary to enter into a binding contract.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date of signature by the GSD/SPD Contracts Review Bureau below.

By: Anna Silva Date: 6/18/2025
Agency

By: Alexis Johnson Date: 6/18/2025
Agency's Legal Counsel – Certifying legal sufficiency

By: Brad Mathews Date: 6/18/2025
Agency's Chief Financial Officer

By: Nancy Locke Date: 6/17/2025
Contractor

By: Colleen Ruiz Date: 6/17/2025
Contractor

The records of the Taxation and Revenue Department reflect that the Contractor is registered with the Taxation and Revenue Department of the State of New Mexico to pay gross receipts and compensating taxes.

ID Number: **03-179420-00-3**

By: Ann Marie Lucero Date: 6/17/2025
Taxation and Revenue Department

This Agreement has been approved by the GSD/SPD Contracts Review Bureau:

By: Date: 6/18/2025
GSD/SPD Contracts Review Bureau

Attachment A
Detailed Scope of Work

Phases 1, 2 and 3 / Task 0: Project Management and Team Coordination
The project will be closely managed to ensure timely and well-coordinated deliverables. The following activities will be performed over the course of the project:

Project Kick-off Meeting (online)
The project kick-off meeting (online) to review project goals and anticipated outcomes, scope, schedule, major deliverables, and to identify project personnel roles, including:

- Steering Committee (Decision makers/approvals)
- Core Team (Coordination – main point of contact; aids in information exchange, scheduling and communication)
- Interview Participants (provide input on operations, staffing, and space utilization)
- Assessment Participants (typically facilities managers familiar with buildings assessed to provide insight on conditions)
- During the project kick-off meeting we plan to review background data provided by the client.

Data to be collected and reviewed include:

- List of buildings in scope (programming & facility assessments)
- Building Plans (CAD/Revit or other file type)
- Occupancy plans – if available
- Site Plan(s)
- List of departments/groups in scope (for interviews)
- Staffing data – current head count and historic growth (if available)
- Organizational Charts
- Previous facility assessments
- Previous planning studies (relevant to this study)

Overall Management and Communications

- Bi-weekly online meetings with Stantec project management team and Fair and/or State project management.
- Bi-weekly online meetings with Stantec Task Leads and Fair and/or State project management (Alternating schedule with pm meetings).
- Monthly project updates to be submitted to the General Manager of the Fair.
- Timely invoicing of project and provision of financial status summaries.
- Project closeout and provision of final deliverable documents to Fair and/or State management.

Meetings:
Contractor will attend the following meetings through the term of the project:
1. Project Kick-off Meeting (online)
2. Bi-weekly project management meetings with Fair/State and Stantec leadership (online)
3. Bi-weekly project leadership meetings with Fair/State and Stantec task leads and overall project leadership (online)

Timing:
The time frame for project management is eight (8) months.

Phase 1: Planning/Information Gathering/Economic Impact Study
During the initial project phase, the Contractor will work with Fair management to identify growth areas for the facility, build community support for the planning project, and develop clear strategies for achieving Phase 2 goals.

Phase 1 processes include, but are not limited to:
1. Conduct a Facility Assessment of all buildings and site conditions at the New Mexico State Fairgrounds. (Tasks 1.1, 1.2, 1.3, 1.4, 1.7)
2. Complete an economic impact study of the facility, including market trend analysis, facility usage, and economic impact of various market segments. Impact analysis will include both direct (revenues to Fair) and indirect (sales tax revenues) spending by market segment. (Task 1.5)
3. Develop and implement a plan for public engagement and in person public meetings. (Task 1.6)
4. Develop approaches to inform and educate all stakeholders about the economic development of various market segments. (Tasks 1.5, 1.6)

Specific scope elements and tasks:

Task 1.1 - Initial Site Visit and Visioning Session #1 – Two (2) Days
We will conduct a two-day site visit and visioning session with Fair leadership to initiate the analysis phase of the project. Day one will begin with a site tour of the property and immediate context, followed by a facilitated work session with Fair staff to learn about key challenges, opportunities and hopes for the future. Day two will consist of more detailed site reconnaissance and focused listening sessions with key stakeholder groups interested in potential future uses of the Fair grounds and in neighborhood revitalization (i.e. State, city planning, economic development or Chamber of Commerce groups. Stakeholders to be determined during kick-off meeting). Following the site visit and visioning session, outcomes will be summarized and provided to Fair leadership. Facilities planning, design & planning, infrastructure, market & economics and outreach teams will be in attendance.

Task 1.2 Facilities Planning Analysis
Following the visioning session #1 the facilities planning team will conduct a survey, interviews, and collect data. This information will be compiled into an analysis identifying space needs and programming. The following is an outline of the steps in this process.

1.2.1 Programming Survey
- Create programming survey draft. Send to client for review. Revise and send to interview participants
- Review & analyze results

1.2.2 Programming Interviews
- Host interviews - Assumes 15 interviews (based on org chart plus one additional exec meeting)
- 3-hour meeting for each group, includes walk-through of space, actual interview, and documentation

1.2.3 Data Collection
- Create/update/verify occupancy plans to understand existing space utilization in facilities (approx. 80 facilities)
- Organize/review/verify all background data

1.2.3 Analysis
- Provide compiled summary of interview and space needs based on background data gathered, interviews, surveys and walk throughs.
- Send draft summaries to client. Client review (1); revise (1); finalize existing conditions
- Develop Gap Analysis
- Finalize space needs/programming
- Findings & Gap Analysis meeting/presentation (1)

Task 1.3 Facility Assessments

We will prepare facility assessments for all buildings but excluding barns and other outdoor structures. We will complete Level 2 assessments for the most critical or important facilities, and Level 1 assessments for those less critical or important. For planning purposes, we are assuming 60% of facilities will receive a level 2 assessment and 40% of facilities will receive a Level 1 assessment. Assessments include an analysis of information provided by the State, completion of an on-site assessment and documentation within the report. The Level 2 assessments will include an evaluation of mechanical, electrical and structural components, but do not include any specialty consultants.

As part of the facility assessments, we will provide cost estimates for each facility to allow insight into economic impact study and magnitude of facility renovation costs.

Task 1.4 Infrastructure and Transportation Assessments

Concurrent with facility assessments, we will review and document existing utility water, sanitary and stormwater infrastructure including locations, condition, and capacity. If gaps in service or needed repairs are identified, a cost estimate for these will be prepared. Transportation infrastructure will be assessed as well, including a review of existing traffic studies, coordination with stakeholders, analysis of existing traffic counts and preparation of a preliminary transportation assessment report.

These assessments will provide insights into how the property currently functions with its existing use and what capacity exists for future development.

Task 1.5 Market Analysis and Economic Impact Study
Hunden will perform the market and economic analysis. As part of their due diligence, they will first gather and analyze background information related to the project, and gather and review relevant economic, demographic, and tourism data as appropriate.

1.5.1 Expo New Mexico Utilization and Historical Performance
Hunden will profile the Expo New Mexico's historical event, attendance, group activity and financial history, as available and relevant to the analysis. The existing and past business will be a baseline from which future expanded business will occur due to improved/expanded facilities and programming. Hunden will identify potential gains in group activity due to expanded/improved facilities, based on interviews with New Mexico State Fair and Expo management, current/potential clients, as well as experience and examples from elsewhere. Hunden will also consider event types that cannot be currently hosted. This lost business analysis will help Hunden determine future demand opportunities.

Hunden will utilize geofencing research technology to gather historical visitation (back to 2017) and performance data for Expo and specific events including the Fair, in addition to data provided by the Client since opening. This research output will show how many visitors frequent the facility and from where the facility draws attendees. Hunden can create reports for a select appropriate sample number of the Expo's historical events. We will also use this resource in later tasks to understand comparable and competitive fairground campuses and event destination developments.

1.5.2 Economic, Demographic and Tourism Analysis
Hunden will evaluate the community's position as an economic center of activity, as well as a destination for overnight visitors. This analysis will provide a realistic assessment of the area's strengths, weaknesses, opportunities and threats (SWOT).

1.5.3 Indoor Facilities Market Analysis
In this task, Hunden will provide an overview of industry trends impacting the development and success, as well as local, regional and national market demand of indoor facilities at fairgrounds, including:

- Expo, Ag and Arena
- Conference and Meeting
- Live Entertainment and Concerts

Competitive Market Analysis - In this task, Hunden will provide an analysis of the facilities competing with Albuquerque for concerts and entertainment shows, conferences, expo and related events, such as equestrian, expos, multi-use arenas and show barns, community meetings, rodeos, and others.

This task will provide an understanding of the current market that Albuquerque finds itself in and the opportunities and challenges associated with the current competitive marketplace. Are there gaps in quality, supply of certain facility types, and over-abundance of certain types of facilities? Where is the majority of business currently going to host events?

Hunden will identify a competitive set for Albuquerque and analyze the following details, as data is available and relevant:

- Location, community area and surrounding amenities,
- Type of facility, size and seating capacity,
- Daytrip vs. overnight visitation,
- Group business performance,
- Number of ancillary support buildings and barns,
- On-site and adjacent parking spaces,
- Concession/restaurant offerings, and
- Additional performance metrics (attendance, events by type, as available).

Demand Interviews - Hunden will conduct interviews with event planners and user groups that have used the facilities at the Fairgrounds and/or in Albuquerque in the past. Hunden will get its most informed responses from phone interviews with these planners and user groups. Interviews will include planners from many sectors and types. Through previous similar studies, Hunden has established relationships with numerous equestrian, bovine, agriculture, and rodeo associations, in addition to dozens of concert promoters, special event planners, and conference/meeting planners.

1.5.4 Outdoor Spaces and Programming Market Analysis

For each of the relevant outdoor use and programming opportunities, to be determined by the Team and Client prior to kickoff, Hunden will conduct the following research:

Local Inventory and Regional Market Opportunity. Hunden will inventory existing local public, non-profit and private outdoor spaces that are in competition with uses at the Expo. Profiles will include, as information is available and relevant:

- Outdoor elements or features,
- Programs and activities offered,
- Participation and usage data,
- Membership statistics as relevant, and
- Other key amenities.

Hunden will determine both the supply, as well as the demand for outdoor expanded opportunities, to determine the best and highest uses for the Site. This will illustrate a geographic understanding of core demand centers in relation to the existing supply.

Demand and User Interviews. Through individual interviews (zoom meetings and/or phone conversations) with relevant local and regional event organizers and user groups, we will focus on identifying existing demand, current facility/offerings supply and the gaps between the two. Outdoor uses and events with excess demand will be identified and presented in terms of their facility needs. Hunden will assess the area's future ability to retain local users currently being lost to other facilities and amenities in adjacent cities and counties.

Hunden will utilize **geofencing research technology** to gather visitation and performance data for the relevant spaces and opportunities. This research output can show how many visitors frequent the facilities and where the facilities draw attendees from. Hunden can also use this tool to gather demographic and socio-economic data to understand the current market reality in the area and the surrounding region.

Task 1.5.5: Mix of Uses: Hotel, Restaurant/Retail and Residential
Hunden will analyze the support amenities that currently exist in and around the Fairgrounds to determine any gaps in offerings that the Fairgrounds may require in order to optimize the future renovations/expansions and improvements.

Hotel. Hunden will analyze the existing local hotel supply. The analysis will determine the proximate quality hotel room count to understand what impact from events can be captured in the county limits – and the implications for more hotels to be developed in the community. Hunden will analyze the submarket to determine the competitive set of hotels near the site. Hunden will consider location, size, quality, age, brand, concept, amenities, and other factors. The analysis will include tracking of occupancy, monthly room night demand, average daily rate (ADR), and Revenue per Available Room (RevPAR), and performance by year, month, day of week, unaccommodated demand and demand type/market mix.

Retail/Restaurant. Hunden will conduct an analysis of the retail and restaurant opportunities at the Fairgrounds. This will include an overview of supply in the submarket area and a map of key nodes of asset clusters as relevant to the analysis. Hunden will also address relevant projects underway or imminent.

Residential. Hunden will conduct an analysis for the multifamily (apartments, condominiums, and townhomes) market in the surrounding area. Hunden will also analyze industry and demographic trends that drive shifts in occupancy in urban and suburban areas. The analysis will include trends, market performance, submarket performance, proposed and under construction projects.

Task 1.5.6: Case Studies and Best Practices
Hunden will provide case study profiles of comparable fairgrounds and discuss implications and lessons learned. Hunden will gather details on what these projects offer and profile them accordingly. The following data points, as available, will be gathered for comparable case studies:

- Location,
- Fairgrounds campus size, offerings, and quality,
- Year built,
- Capacity,
- Parking,
- Programming and events,
- Performance and attendance, and
- Critical factors to success or failure.

Profiles will include interviews with management and data collection via Placer.ai. These facilities will be profiled and implications discussed. Insight and best practices from these facilities will assist in identifying critical components of these types of facilities that will then be implemented into the recommendations.

Task 1.5.7: Recommendations
Hunden takes an internal iterative approach to refine recommendations and scenarios. At the conclusion of the market research and analysis and after internal iterations of scenarios, Hunden will provide the Client with preliminary findings and recommended scenarios in order to facilitate a dialogue about the direction of the draft Fairgrounds Master Plan. If Hunden determines the potential for future upgrades and use is not adequate to serve the annual New Mexico State fair, then an analysis of revenues compared to operational cost will be conducted to consider rebuilding on a new site. Hunden will collaborate with Stantec to craft a plan for identifying potential new sites.

Project Program and Function. Hunden will provide recommendations and details on the optimal program and needs for both the indoor and outdoor uses and new development opportunities on the existing site and possibly a new site, based on an understanding of what product(s) the market is able to absorb, including:

- Anticipated facility type and size (new arena, indoor event center, meeting rooms,
- special event spaces, etc.),
- Identify the capacity for different event types and programming,
- Site implications and recommended amenities needed to optimize the use and
- attractiveness of the Expo, including restaurants/retail, hotel, residential, parking, and
- others,
- Number, type and size of outdoor recreation development opportunities,
- Other amenities and technical requirements as appropriate, and
- Site considerations, including possible new site/rebuild scenario.

Task 1.6 Public Engagement Implementation Plan and Phase 1 Outreach
A public engagement plan will be developed to ensure a focused, strategic outreach effort is implemented covering the three phases of the project. Objectives for Community Engagement include:

- Solicit input from a diverse range of stakeholders in a way that fosters authentic participation, ensuring they feel heard and that their hopes and concerns are acknowledged.
- Succinctly and accurately describe the problem that is being solved, and the opportunity for a brighter future for the Expo NM grounds.
- Cultivate strong public support for the project, grounded in optimism, shared purpose, and a vision for a better future.

Community Engagement Plan. Finalize a Community Engagement Plan, including the development of a simple brand identity and word mark for the project, along with a hashtag and social media graphics to support organic outreach by partner agencies and organizations (note: no stand-alone social media accounts for the project itself). relationship mapping and identifying key stakeholders, targeted media outreach to engage relevant outlets and journalists, and launching a simple informational website. (branding a website will be “future proofed”, so that more web functionality and further evolution of the design elements can be utilized for future project phases beyond Master Planning).

One-on-Ones with Key Stakeholders. Connect individually with key elected officials to explain the project and seek their input. Begin these in Phase 1, continue into Phase 2.

In-depth Interviews. Conduct in-depth interviews (IDIs) with members of the State Fairgrounds District Board and other high-priority stakeholders. Design and launch a digital public survey, promoted by CABQ, BernCo, and other key organizations and entities; use targeted digital marketing, paid radio, and billboard advertising to ensure high participation and to collect email addresses to effectively communicate important milestones and successes in the Master Planning process.

Task 1.7 Planning & Design Research and Analysis

Concurrent with the other analyses, the design and planning team will conduct an inventory and analysis to develop an understanding of challenges and opportunities in creating a master plan for the Fair grounds and its relationship to the neighborhood and city context. The team will assess the following items:

- Connectivity, Mobility, and Circulation – roadway hierarchy, transit, modality, parking, and pedestrian, vehicle and service accessibility.
- Environmental Considerations – urban heat island, solar orientation, wind, tree canopy, etc.
- Land Use and Utilization – urban context and site
- Zoning, Area Plans, Comprehensive Plans
- Ownership – land ownership, leases
- Historic and Cultural Buildings and Landscapes
- View Corridors and Unique features

Base Maps. At the start of the project, base maps will be created for use in all analyses and will provide the basis for beginning the development of scenarios.

Phase 1 Deliverables and Meetings:

Deliverables will be presented in an easy to read, visually appealing manner. Deliverables include:

1. Monthly project updates to be submitted to the General Manager of the Fair.
2. Facility assessment Reports.
3. Results of market analysis and economic impact study.
4. Results of initial public engagement campaign.
5. Final Phase 1 narrative report outlining a critical comparison between existing conditions and future opportunities, needs, and priorities, as discovered during Phase 1 activities.
6. Public Engagement Plan
7. Urban Context and Site Planning and Design Analysis
8. Final Phase 1 report outlining a critical comparison between existing conditions and future opportunities, needs, and priorities, as discovered during Phase 1 activities. *This deliverable is ideally in PowerPoi*nt format.

Meetings:

Contractor is requested to attend minimum of three (3) in person meetings:

- Two-day Site Visit and Visioning Session #1
- Programming Interviews – Four (4) days on-site
- Final Phase 1 Report Presentation (in-person)
  Additional meetings can be held via Zoom or alternate digital platform to keep Contractor travel costs at a minimum.

Timing:
It is anticipated that Phase 1 will be completed within a three (3) month time frame.

Phase 2: Draft Master Plan Development
This phase of the project will focus on refining facility goals and priorities, as well as implementation strategies based on the data gathered during Phase 1. Conceptual facility plan options will also be generated during this phase.

Phase 2 processes include, but are not limited to:

1. Facilitate the creation of the goals, objectives, and strategies to be included in the facility master plan utilizing information gathered in Phase 1 and Fair Management knowledge. (Tasks 2.1.1, 2.1.3, 2.1.4)
2. Identify and develop strategies for mediating policy conflicts between development goals and current policy. The Contractor should work to understand the needs of competing interest groups and provide recommendations for reconciling these competing ideas. (Tasks 2.1, 2.1.2, 2.1.3, 2.3)
3. Synthesize the data gathered during this phase and previous phase into recommendations and long-term facility use strategies, including any facility upgrades, and new capital investments. These recommendations will match the Fairs vision and goals for the New Mexico Fairgrounds. (Tasks 2.4, 2.1.5, 2.2)
4. Generate three (3) high level conceptual facility and land use plans, with recommended timelines for phased new capital construction (if any), infrastructure requirements, local zoning restrictions, repair, and maintenance plans. Contractor should include consideration of results of economic impact study completed in Phase 1 for maximum economic benefit the New Mexico State Fairgrounds. The Fair will provide feedback on the plans, which will be utilized by the Contractor to prepare the final Master Plan in Phase 3. (Tasks 2.3, 2.1.5, 2.2)

2.1.1 Visioning Session & Plan Scenarios Workshop

The team will conduct visioning session #2 with Fair staff and, based on Phase 1 findings, work to realign and/or further develop master plan goals, objectives, and implementation strategies. The on-site workshop will take place over three days, and anticipated outcomes include clearly established goals, priorities and agreed upon conceptual approaches to redevelopment.
Using the findings from Phase 1, feedback from stakeholders, and the priorities of Fair staff, critical questions will be addressed, including:

- What is the appropriate size and program offerings for the Fair?
- What are the criteria for success for the Fair?

- Can the Fair continue to operate on site along with other permanent uses?
- If the Fair is to be relocated, what are the criteria to be used in selecting a new site?
- What uses can be most successful on this site and serve to benefit the local neighborhoods, the city of Albuquerque and the State of New Mexico?

Day One – The Stantec team and Fair staff will address comments and issues from the Phase 1 findings. Following this session, we will begin the visioning session for the future development of the Fair grounds. In the afternoon, the team will work with staff to imagine development scenarios as well as identify evaluation criteria for development scenarios. Key stakeholders may be included in the visioning session if appropriate.
Day Two – Stantec team workshop and conceptualization of scenarios.
Day Three – The final day of the workshop will include a review of the scenarios developed on the previous day, an interactive feedback session, and a review of evaluation criteria. Key stakeholders may be included in the visioning session if appropriate.

2.1.2 Public Workshop #1 – Review of Phase 1 Findings
Plan and coordinate a public meeting, featuring prominent community leaders and trusted validators to address concerns and build public momentum. The public workshop will occur concurrently with the three-day workshop and while the team is on-site.

2.1.3 Master Plan Development of Three (3) High-level Concepts
Generate three (3) high level conceptual facility and land use plans, with recommended timelines for phased new capital construction (if any), infrastructure requirements, local zoning restrictions, repair, and maintenance plans. Concepts will identify transportation networks, public realm amenities, and overall development program. The three scenarios will explore a range of option including the redevelopment of the Fair, relocating the Fair, and the introduction of new uses to the site including housing, mixed-use commercial, entertainment and other uses identified through the process. The level of design will be appropriate for high-level cost analysis and three-dimensional visualization.

2.1.4 Evaluation Criteria – Development Scenarios
Important to reaching consensus on the future vision for the Fair grounds is determining how we will fairly evaluate each development scenario and what the criteria should include. Criteria will include goals, principles, costs and community benefits. Based on results from the three-day workshop, we will formalize the evaluation criteria for review with Fair staff and stakeholders. The potential alternative site location is assumed to be included as part of the three scenarios. Based on site selection criteria, we will work with the Fair to identify potential sites and include the cost of land acquisition in the analysis of scenarios.

2.1.5 High Level Cost Estimates
High level cost estimates will be prepared for each development scenario. These costs will be included in evaluating each option and in the economic analysis.

Task 2.2 Economic Analysis of Development Scenarios

2.2.1 Demand and Financial Projections

For up to three designated scenarios, Hunden will determine how the market will absorb the recommended Project, providing a ten-year performance projection. The projections will include demand by type of event, annually, with average attendance. The analysis will consider fairs, combat sports, livestock, dog, car, arts and crafts shows, home and builders' shows, concerts, circuses, live and simulcast horse racing, the casino, rodeos, local events, and recreation uses as appropriate and recommended.

Based on the projection of demand and applying several assumptions regarding room rates, food and beverage per-caps and others, Hunden will prepare a financial projection for the proposed Project. This will include:

- Estimated revenues for 10 years of operations. The model will generate a pro forma
- operating statement that includes the revenue and expense items, including the
- following: revenues, direct operating expenses, unallocated expenses.

Hunden will provide a net operating income statement incorporating the operating revenues and expenditures to arrive at a projected surplus or loss, which may or may not require an ongoing

2.2.1: Economic, Fiscal and Employment Impact Analysis

For up to three designated scenarios, Hunden will conduct an economic, fiscal and employment impact analysis and prepare an impact model to determine the direct, indirect, and induced impacts, including the tax revenues that are generated by projected visitors to the Fairgrounds.

Based on the above analysis, a projection of net new direct spending will be tabulated. New spending is that spending that is new to the community as visitors come to Albuquerque and the State of New Mexico and the surrounding area due to an event, spend the night or otherwise spend time or money in the area. Hunden will analyze the spending by residents (transfer spending) and discuss the amount that is recaptured. For example, due to the existence of activity generated by events, economic activity occurs as residents pass up opportunities to leave the area to spend money. Instead of going to an event in another area, the event keeps their spending within the area. This is considered recaptured demand. The net new and recaptured direct spending is considered to be the Direct Impacts. From the direct spending figures, further impact analyses will be completed: Indirect Impacts, Induced Impacts, Fiscal Impacts, and Employment Impacts.

Hunden will use economic impact multipliers, which provides direct and total impacts, from regional Input-Output Modeling System (RIMS II) to perform the analysis. This input-output model estimates the indirect and induced impacts, as well as employment impacts, based on the relevant economy. An input-output model generally describes the commodities and income that normally flow through the various sectors of the economy. The indirect and induced expenditure, payroll and employment result from the estimated changes in the flow of income and goods caused by the projected direct impacts. The model data are available by various jurisdictional levels.

Task 2.3 Public Meeting #2

The three (3) development scenarios and associated economic impacts will be presented in a public meeting where the community will have an opportunity to review, share feedback and evaluate future proposals for the Fairgrounds.

Meetings:
Contractor is requested to attend **minimum** of two (2) in person meetings:

1. Three-day Workshop On-site
2. Public Workshop #1 (in-person)
3. Phase 2 Deliverable Presentation (may be proposed as digital meeting).
4. Phase 2 Public Meeting #2 (in-person)

Additional meetings can be held via Zoom or alternate digital platform to keep Contractor travel costs at a minimum.

Timing:
It is anticipated that Phase 2 will be completed within a three (3) month time frame.

Phase 2 Deliverables:
Deliverables should be presented in an easy to read, visually appealing manner. It is the intention of the Fair to make all information readily available to the residents of New Mexico.

1. Monthly project updates to be submitted to the General Manager of the Fair.
2. Final Phase 2 narrative report outlining recommended development strategies, including consideration of capital investments and ROI.
3. Three (3) high level Conceptual Facility and Land Use Plans, with appropriate long-term (5-10 year) capital plans including repair and maintenance recommendations.

Phase 3: Final Master Plan Development
In the final phase of the project, it is expected that the Contractor will streamline recommendations based on work completed in the previous two project phases, to provide Fair with a Master Plan for the New Mexico State Fairgrounds. Processes in this phase include, but are not limited to:

1. Ensure the final document format is useful and educational to all residents of Albuquerque and State Fair customers, with emphasis on data visualization. (Task 3.2)
2. Synthesize the comments and suggestions generated in this phase into policy and implementation recommendations which match the Fairs vision and goals. (Task 3.2)
3. Presentation of the final Master Plan document to the Fair Management, funding agency representatives, and the public. (Tasks 3.1, 3.2, 3.3)

Task 3.1 Selected Conceptual Plan Workshop with Fair Management (Virtual)
Upon review of the Phase 2 report and presentation, the Fair will select a preferred approach to the future of the Fair. In the meeting we will also address comments on the report.

Task 3.2 Master Plan & Implementation Strategy
The preferred development scenario will be refined based on comments in the previous workshops. The refined plan will include the following:

- High-level infrastructure and transportation assessment

- Multi-modal recommendations
- Final Transportation Assessment
- Conceptual three-dimensional visualizations
- Site Plan
- Phasing and capital improvements plan
- Policy and Implementation strategies aligning with Fair Vision and Goals

Task 3.3 Economic, Fiscal and Employment Impact Analysis
The economic impact study will be revised based upon the final development plan, including revised modeling for updated program including all tax streams.

Meetings:
Contractor is requested to attend minimum of two (2) in person meetings:

1. One or two work sessions with Fair Management, including selected conceptual plan workshop (online)
2. Final Project Presentation (in-person)
3. Final Public Presentation (in-person)

Additional meetings can be held via Zoom or alternate digital platform to keep Contractor travel costs at a minimum.

Timing:
It is anticipated that Phase 3 will be completed within a two (2) month time frame.

Phase 3: Deliverables
Deliverables should be presented in an easy to read, visually appealing manner. It is the intention of the Fair to make all information readily available to the residents of Albuquerque.

1. Monthly project updates to be submitted to the General Manager of the Fair.
2. Final narrative report covering all three phases of the project, outlining priority growth areas for the New Mexico State fairgrounds, recommended facility upgrades, and new capital construction.
3. Final Conceptual Facility and Land Use Plan, with appropriate long-term (5-10 year) capital plans including repair and maintenance recommendations.
4. All digital working files, including all data files, generated during the project.
5. All meeting materials utilized in any public engagement sessions.

Attachment B,

Fixed Fee Schedule

PHASE	TASKS	PHASE FEE	FEE TYPE
PHASE 0: PROJECT MANAGEMENT			
0	PROJECT MANAGEMENT & TEAM COORDINATION	$ 62,360.00	Fixed Fee
	Kick-off Meeting (online)		
	Overall Management and Communications		
PHASE 1: ANALYSIS			
1	INTERVIEWS, SITE TOURS AND ANALYSES	$ 412,313.00	Fixed Fee
	TASK 1.1 Initial Site Visit and Visioning Session #1		
	TASK 1.2 Facilities Planning Analysis		
	TASK 1.3 Facilities Assessments		
	TASK 1.4 Infrastructure and Transportation Assessments		
	TASK 1.5 Market Analysis and Economic Impact		
	TASK 1.6 Public Engagement Implementation Plan and Phase 1 Outreach		
	TASK 1.7 Planning & Design Research and Analysis		
PHASE 2: DRAFT MASTER PLAN DEVELOPMENT			
2	DEVELOPMENT SCENARIO & EVALUATION	$ 189,281.00	Fixed Fee
	TASK 2.1 Development Scenarios and Evaluation		
	TASK 2.2 Economic Analysis of Development Scenarios		
	TASK 2.3 Public Workshop #2		
PHASE 3: FINAL MASTER PLAN DEVELOPMENT			
3	FACILITY MASTER PLAN AND IMPLEMENTATION STRATEGY	$ 100,403.00	Fixed Fee
	TASK 3.1 Selected Conceptual Plan Workshop with Fair Management (Virtual)		
	TASK 3.2 Master Plan & Implementation Strategy		
	TASK 3.3 Economic, Fiscal and Employment Impact Analysis		
	Labor Fee Total	$ 764,357.00	Fixed Fee
	Reimbursables	$ 20,250.00	Time & Material
	Travel, Printing, Etc.		
	Sub-Total Fee	$ 784,607.00	
	7.6250 Tax	$ 59,826.28	
	Total Project Fee	**$ 844,433.28**	

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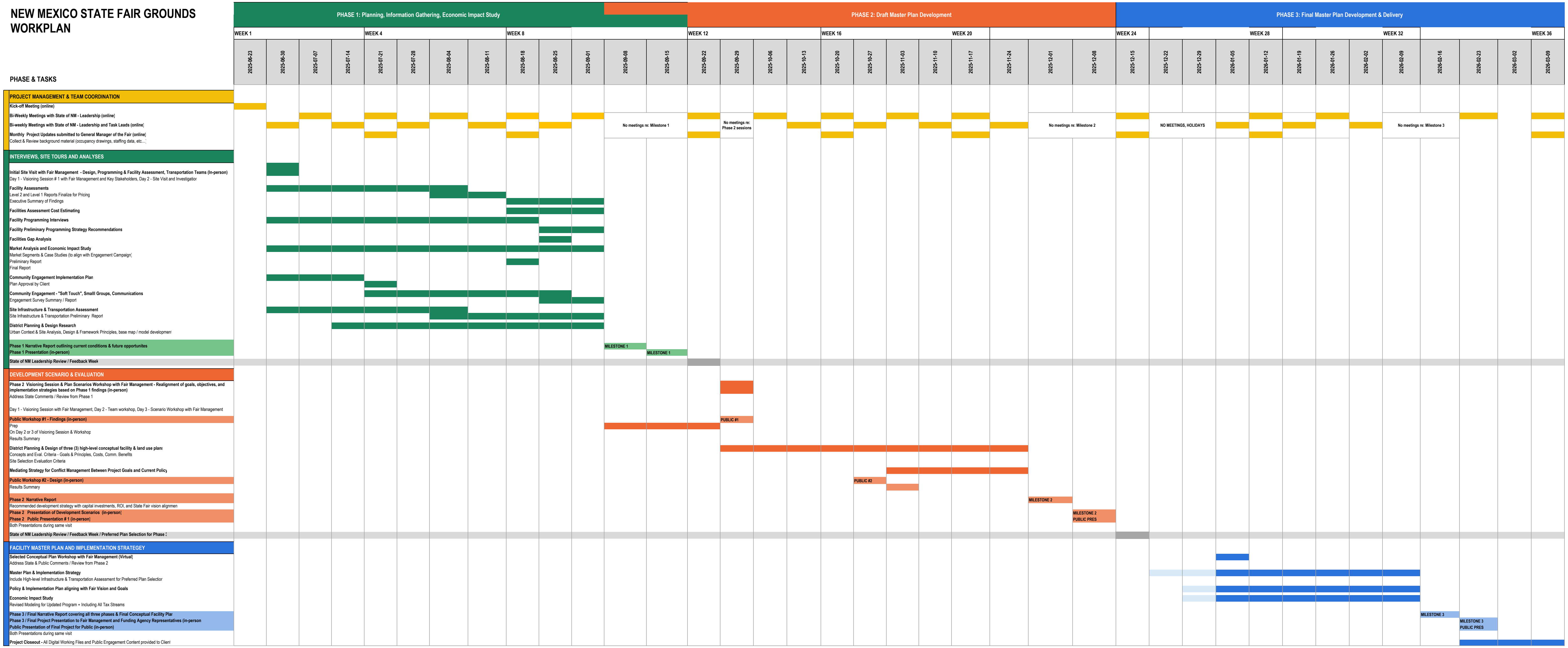
Attachement C Schedule



Attachment D
Consultants List

New Mexico State Fairgrounds Master Plan

Prime Consultant:
Stantec will serve as the prime consultant.
Stantec
Stantec Consulting Services Inc.
6100 Seagull Street, Suite 102
Albuquerque, New Mexico 87109
(720) 318-0102
Primary Contact: Nancy Locke, Senior Principal
Role: Project Principal-in-Charge

Subconsultants:
The following subconsultants will be utilized for the project:

Hartman + Majewski Design Group
120 Vassar Drive, SE, Suite 100
ABQ, NM 87106
D 505.998.6431 M 505.220.2761 O 505.242.6880
Primary Contact: Doug Majewski, AIA, NCARB, Principal Architect, CEO
Role: Facility Assessments

Sites Southwest
1700 Central Ave SW, Suite B, ABQ, NM 87104
t 505 822 8200 x 108 m 505 681 4036
Primary Contact: George Radnovich, FASLA
Role: Landscape Architecture

Hunden Partners
213 W Institute Pl., Suite 707
Chicago, IL 60610
+1 (952) 393 1033
Primary Contact: Derek Bratrud
Role: Market Economics

Fable Communications
(505) 850-9010
createyourfable.com
Primary Contact: Ben Lewinger
Role: Community Engagement