

REQUEST FOR PROPOSAL

#UNMFND-02

Construction Manager at Risk Services for The University of New Mexico Foundation Center for Philanthropy

EVALUATION QUALIFICATIONS INFORMATION AND SELECTION CRITERIA

The University of New Mexico Foundation, Inc. (“Foundation”) is a New Mexico non-profit created and is operated for the purpose of soliciting, receiving, and managing private contributions to The Regents of the University of New Mexico (“UNM”).

The Foundation has leased 0.97 acres of UNM-owned land at the southeast corner of Yale Blvd and Lomas Blvd and, at its own expense, will build, own, and operate the Center for Philanthropy, initially envisioned to be approximately 23,500 square feet with three stories. Sitting at one of the most prominent corners on campus, the Center for Philanthropy will serve as an impressive gateway to all aspects of UNM and exemplify UNM’s 2040 focus on achieving a “One University” mindset. The Center for Philanthropy, first and foremost, will elevate the culture of philanthropy by serving as an iconic representation of the critical role that philanthropic support has and will play in the life of UNM. It will be a donor-centric space that is welcoming and inspires and honors their engagement with the University. Importantly, too, the building will house the Foundation’s operations.

EVALUATIONS OF QUALIFICATIONS AND PROPOSAL

The requirements for the Statement of Qualifications, Request for Costs Proposals, and Interviews are set forth below. The weight the Selection Committee will give each factor in their review of the qualifications and proposals are provided. The Selection Committee may, at its option, request additional information to clarify or further evaluate a Respondent’s proposal if the need arises during the Selection Committee’s evaluation of qualifications and proposals.

STATEMENT OF QUALIFICATIONS

The following are the components Respondents need to address to the best of their ability for review by the Selection Committee. Each Respondent must reply to the questions listed below in the order asked.

CONSTRUCTION MANAGER AT RISK (CMAR) STATEMENT OF QUALIFICATIONS (MAXIMUM 45 POINTS, distributed as listed in questions 2-8 below)

1. Letter of Interest (0 points) - Required as part of the submittal

Respondents shall submit a letter of interest signed by a Principal of the firm. The letter of interest shall be no more than one (1) page long.

2. Presentation of the Project Team (5 points)

Describe the project team and the structure you feel is appropriate for the project during the preconstruction, procurement, construction, and closeout phases. Identify the personnel or consultants that will serve in those roles. Provide your proposed responsibility matrix/diagram for all team members.

3. Past General Contractor Performance in completing similar CMAR projects (10 points total; 5 points per subsection)

3.A. Provide three examples of completed projects of a similar size and type to this project (5 points)

For each project listed, provide the duration of construction, the budgeted project cost, the final project cost, change orders (description, cost, and reason), a description of the pre-construction services performed, a reference who is familiar with your firm's performance in completing the project, and note if any of the personnel presented in your project team for this project participated as members of the project team for the listed project.

Notes:

- (a) References listed must be willing to provide information about your team's control of cost, quality of work, and ability to meet schedules.*
- (b) Do not list the Foundation as a reference.*
- (c) If your firm is currently involved or has been involved during the past five (5) years in any construction-related legal disputes, mediations, or arbitrations, provide a brief summary of these disputed issues and the resolution of the dispute.*

3.B. Ability of the Respondent to meet time and budget requirements (5 points)

Provide the following information for each of the three projects listed in your response above:

- A. Owner's original construction estimate
- B. Original guaranteed maximum price
- C. Final Contract Cost
- D. Original Substantial Completion date
- E. Original Final Completion Date
- F. Actual date of Substantial Completion
- G. Actual date of Final Completion

4. Past General Contractor experience in utilization and working with third-party consultant(s), subcontractor(s), and or subject matter experts in completing similar Design/Build or CMAR projects (5 points)

What has been the experience of your firm in collaboration with third-party consultant(s), subcontractor(s), and/or subject matter experts in completing similar size and type of projects? What is your recommendation for this project, and how does your firm's experience support your recommendation for this project? Please include your intended plan for this project and which types of third-party consultant(s), subcontractor(s), and/or subject matter experts you propose to acquire, at what phase, and why that would be most beneficial to this project. Describe in detail your intended process for selection of third-party consultant(s), subcontractor(s), and/or subject matter experts for this project.

5. Discuss the major challenges you envision the Project Team will encounter in completing the work for this project. (10 points)

How would your firm address those challenges? Describe your approach to this work as a “Construction Manager at Risk” Delivery Services (CMAR) Project, and provide your firm’s plan to address the following contractual responsibilities of the CMAR Contractor:

- A. Preconstruction Services, including estimating, scheduling, constructability reviews, logistics planning, and developing early work packages with the Design Team.
- B. Procurement Management, including the development subcontractor interest, conducting pre-bid or pre-proposal meetings, pre-qualifying subcontractors, and suppliers, receiving and evaluating bids and proposals, and entering into contracts.
- C. Construction Management Services, including services to ensure a quality product is delivered on time and within budget and your approach to projected Early Work packages. Describe your BIM approach.
- D. Safety and Site Management, including the services to be rendered and plans to be developed in connection with worker safety, hazardous material control, fire protection, emergency medical response, and site security.
- E. Commissioning and start-up services to ensure that all building systems are in full operation at substantial completion.
- F. Project Closeout Services to ensure that as-built documentation is accurate, maintenance and operation manuals are complete, warranty and guarantees are provided, and Foundation personnel are trained in the maintenance and operation of the facility.

6. Respondent’s experience and utilization of subcontractors and material suppliers in New Mexico and familiarity with projects at UNM (5 points)

Demonstrate your firm’s experience in successfully completing construction projects in the greater Albuquerque area, UNM main campus, and UNM branch campuses as applicable. Indicate your firm’s familiarity with the local Albuquerque labor market and capability in developing viable pricing alternatives working with subcontractors and suppliers owned and operated by New Mexico residents.

7. Commitment to Diversity, Equity and Inclusion (5 points)

The Foundation is committed to developing mutually beneficial relationships with a diverse group of contractors, including but not limited to small, minority-owned, women-owned, disadvantaged, veteran-owned, and local business enterprises. Submit a statement identifying the manner in which your team advances diversity, equity, and inclusion in its operations.

8. Recent, current, and projected workloads (5 points)

What has been your firm’s annual volume (in dollars) of construction for the past five years? What is your firm’s anticipated volume for the current year? What are your plans for the next two years? How would your firm’s participation in this project affect that plan?

FEE PROPOSAL (MAXIMUM OF 30 POINTS)

Please submit a completed Fee Proposal Form included within this RFP. The Fee Proposal Form will only be considered and scored for those firms who have successfully demonstrated qualification through their responses to 1-8 above.

Those responses will be evaluated as follows:

$$\left(\frac{\text{Low Conforming Bid}}{\text{Competing Conforming Bid}} \right) \times 30 = \text{Fee Proposal Score}$$

INTERVIEW (MAXIMUM OF 25 POINTS)

After evaluating the Statements of Qualifications received in response to this Request and after scoring the Fee Proposals described above, the Selection Committee will invite the highest-ranking Respondents for interviews.

Should your firm be invited to an interview, questions will be directed to your proposed Project Team. At a minimum, the corporate executive dedicated to the project, the project manager, the project superintendent, and other key individuals responsible for pre-construction services and safety during construction should be in attendance. In addition to presenting their qualifications, experience and approach to the project, the Project Team will be expected to respond to questions from the Selection Committee as well as to additional questions that may be posed in the letter inviting your firm to the interview.

FINAL SELECTION

After conducting interviews with the highest-ranked Respondents and after considering the requirements for selection listed above, the Selection Committee will individually score each of the Respondents interviewed. The Selection Committee will then rank the Respondents to determine which Respondent would be the most beneficial to the Foundation for selection. The Foundation will then make the final selection. If the Foundation is successful in negotiating an agreement with its selected Respondent that it believes is fair and reasonable, a contract will be awarded to that Respondent.

Should the Foundation be unable to negotiate a contract it determined to be fair and reasonable with the selected Respondent, within its sole discretion, the Foundation will terminate its negotiation with the selected Respondent. The Foundation reserves the right to terminate the RFP or undertake negotiations with the next preferred Respondent. The Foundation reserves the right to continue such process of identifying and negotiating with the next preferred Respondent until such time as a contract is executed or this RFP is terminated.

**NEGOTIATION OF THE MAXIMUM ALLOWABLE CONSTRUCTION COST (MACC)
AND ESTABLISHMENT OF THE GUARANTEED MAXIMUM PRICE (GMP)**

When the Foundation, A&E Team, and the CMAR Contractor team collectively agree that drawings and specifications are sufficiently complete for the CMAR Contractor to provide a Guaranteed Maximum Price (GMP) for the Work, the CMAR Contractor shall provide an estimate of the Cost of Work to the Foundation for review and negotiation. If the CMAR Contractor and the Foundation mutually agree on the amount the CMAR Contractor has proposed, or if they agree on another amount, the estimated cost of the Work, including CMAR's contingency, as agreed shall become the Maximum Allowable Construction Cost (MACC) for the project. The GMP shall be the sum of the Preconstruction Fee, MACC, and the Contractor's Fee and Specified General Conditions.

The CMAR Contractor shall provide a payment and performance bond in the amount of the GMP, whereupon the Foundation and the CMAR Contractor will execute an Amendment to the CMAR Contractor Contract, revising the Contract Sum to the full amount of the GMP (the GMP Amendment). Estimates will include any separate Foundation construction items stipulated outside of the General Contractor's scope of work, identified apart from the established MACC total. These items will be a part of the total project cost, but not part of the GMP. The CMAR must coordinate construction items purchased by UNM Foundation.

REQUEST FOR PROPOSAL

#UNMFND-02

Construction Manager at Risk Services for The University of New Mexico Foundation Center for Philanthropy

PROJECT SCOPE OF WORK

General

The University of New Mexico Foundation, Inc. (“Foundation”), a New Mexico non-profit, was created and is operated for the purpose of soliciting, receiving, and managing private contributions to The Regents of the University of New Mexico (“UNM”).

The Foundation has leased 0.97 acres of UNM-owned land at the southeast corner of Yale Blvd and Lomas Blvd and, at its own expense, will build, own, and operate the Center for Philanthropy, initially envisioned to be approximately 23,500 square feet with three stories. Sitting at one of the most prominent corners on campus, the Center for Philanthropy will serve as an impressive gateway to all aspects of UNM and exemplify UNM’s 2040 focus on achieving a “One University” mindset. The Center for Philanthropy, first and foremost, will elevate the culture of philanthropy by serving as an iconic representation of the critical role that philanthropic support has and will play in the life of UNM. It will be a donor-centric space that is welcoming and inspires and honors their engagement with the University. Importantly, too, the building will house the Foundation’s operations.

UNM recently completed renovations of the Lobo Welcome Center at 720 Yale Blvd and desires additional improvements in the area to create a gateway entrance to Main Campus. The proposed site and initial development concept would integrate with UNM’s vision for the campus entrance and complement and align with the ongoing expansion of the UNM Hospital on the north side of Lomas Blvd.

Development Description

The proposed development is a single-occupant office building. The site is approximately 0.97 acres, located on Central Campus at the southeast corner of Yale Blvd and Lomas Blvd (Attachment A). The Foundation anticipates that this will be an approximate 23,500-square-foot, three-story building with stand-alone building systems (not tied into the UNM central plant). The building development will be aesthetically and physically tied into Lomas and Yale ROW, the UNM Welcome Center at 720 Yale, and the UNM Yale Parking Structure.

Construction Manager at Risk (CMAR) Scope of Work

The Construction Manager at Risk (CMAR) shall actively participate as a member of the project team with the Foundation and the Architect of Record, beginning with design concept and constructability reviews, and construction cost estimating at the end of the Design Development phase and continuing through construction and commissioning of the project. The purpose of these pre-construction and construction responsibilities is to provide the expertise necessary to ensure that the program objectives are realized, and the project budget and schedule are met, resulting in an integrated project delivery providing the best value to the Foundation.

The Foundation requires a dynamic, ongoing estimating and constructability effort, in addition to that provided at project design milestones, to coincide with the development of the design and documents. Estimating and constructability reviews will be an ongoing effort. The CMAR Contractor is an integral part of the team and carries a leadership role in estimating and constructability review efforts, requiring early and active participation. The highest degree of professional effort is expected to optimize the process.

The CMAR Contractor shall provide pre-construction services, including, but not limited to, attending and participating in design meetings with the Foundation and Architect of Record; identifying safe work practices and requirements for construction; assessing and recommending site logistics requirements; recommending phasing and sequencing of the work; construction scheduling; cost estimating; assessing alternative construction methods and products for Value Engineering and life cycle cost considerations; and, participating in the design and construction document reviews.

The CMAR Contractor shall propose a Guaranteed Maximum Price (GMP), which shall be the sum of the estimated cost of the Work (MACC), its Preconstruction Fee, and its proposal for Specified General Conditions and Construction Manager's fee. The CMAR shall indicate the percentage of the GMP that it will perform with its own workforces. A contingency will be part of the cost of work and will be identified in the GMP.

The CMAR Contractor shall seek to develop subcontractor interest in the project, conduct pre-bid or pre-proposal meetings, evaluate submissions by responsible bidders and Respondents, and enter into subcontracts for the execution of the Work.

The CMAR Contractor shall manage and superintend the Work.

REQUEST FOR PROPOSAL
#UNMFND-02
Construction Manager at Risk Services for
The University of New Mexico Foundation Center for Philanthropy

PROPOSER QUALIFICATIONS

Firm Name: _____

Type of Firm:

Corporation – State of Incorporation: _____

Sole Proprietorship

Year firm was established: _____

Parent company (if applicable): _____

All former firm names during past 10 years: _____

License Information

A. Does your firm hold a contractor's license for the type of work to be performed issued pursuant to the Construction Industries Licensing Act?

Yes No

If yes, provide the following information about the contractor's license:

Name of license holder exactly as on file with the State of New Mexico CID:

License classification: _____

License code: _____

License number: _____

Date issued: _____

Expiration date: _____

B. Is your firm's contractor's license **free** of ever being suspended or revoked by the CID or by the appropriate licensing agency in any other state?

Yes No

Registration

Does your firm hold a valid Registration pursuant to Section 13-4-13.1 NMSA 1978?

Yes No

Financial Data

A. Is current profit ratio for the past two of three years greater than 1.0?

Yes No

B. Is net profit positive for the past two of three years?

Yes No

Surety

A. Provide the following information on all surety companies utilized since 1999.

Surety name: _____

Surety telephone number: _____

Period covered by surety: _____ to _____

Maximum amount of bonding capacity provided by surety to your firm: \$ _____

B. Is your firm **free** of having been taken over by surety for completion in the past **five** years?

Yes No

C. Is the surety company to be used on this construction contract licensed to do business in the State of New Mexico?

Yes No

If yes, provide the information of the surety to be used on this construction contract:

Surety name: _____

Surety contact name: _____

Surety telephone number: _____

D. Is your firm able to obtain bonding in the amount required for this construction contract?

Yes No

Safety

A. Is your workers' compensation Experience Modification Rate (EMR) less than 1.0 for each of the past **five** years?

Yes No

If yes, provide verification from your workers' compensation carrier.

B. Does your firm have a written safety program compliant with State regulations?

Yes No

If yes, provide **one** copy of the written program and state the names of key safety personnel, including the designated lead safety program manager who will be assigned and individually list their specific duties.

Claims History

Has your firm, during the past five years, been **free** of a determination by a court of competent jurisdiction that it filed a false claim with any Federal, State, or local government entity?

Yes No

Prior Debarment

Is your firm **free** of being formally debarred from performing public works projects in the State of New Mexico *or* any other jurisdiction?

- Yes No

Labor Code Violations

Has your firm, during the past five years, been **free** of any determinations by a court of an administrative agency of repeated or willful violations of laws and/or regulations pertaining to the payment of prevailing wages or employment of apprentices of public works projects?

- Yes No

Verification of Guaranteed Maximum Price (GMP)

Has your firm reviewed the GMP for this project and found it to be reasonable for the Scope of Work described in the Request for Qualifications?

- Yes No

If no, please provide an explanation in the space below.

CONTRACTOR’S COMMENTS

Use this area or an attached sheet to provide further explanation of the answers to any questions asked in this Qualifications Questionnaire.

REQUEST FOR PROPOSAL

#UNMFND-02

**Construction Manager at Risk Services for
The University of New Mexico Foundation Center for Philanthropy**

**PROPOSAL OF CMAR CONTRACTOR FEE, PRECONSTRUCTION
AND GENERAL CONDITIONS COSTS (FEE PROPOSAL)**

The Undersigned submits the following proposal for the University of New Mexico Foundation Center for Philanthropy CMAR project.

Proposal

Pursuant to and in compliance with the Request for Proposal, the undersigned certifies, having carefully examined the documents and conditions affecting the work, and being familiar with the site, proposes to furnish all labor, materials, equipment, and services necessary to complete work as follows:

1. Estimated GMP

A. \$19,500,000.00 (inclusive of NMGRT & Contingency)

2. Fixed Fees

- A. General Conditions Lump Sum Cost: \$ _____
- B. Preconstruction Services Lump Sum Cost: \$ _____
- C. Total Fixed Fees (2A plus 2B): \$ _____

3. Estimated Pre-MACC

A. Estimated GMP less Total Fixed Fees cost (1.A minus 2.C): \$ _____

4. CM AT RISK Fee (Percentage of Total Estimated Pre-MACC detailed in 3.A)

- A. _____% NOTE: the percentage you enter will include NMGRT
- B. Fixed Fee Cost (3.A times 4.A): \$ _____

5. Estimated Final MACC

A. Estimated MACC (3.A minus 4.B): \$ _____

6. Total Proposal Costs of Contractor Fee, General Conditions & Pre-Construction Fees

A. Sum of Total General Conditions, Pre-Construction & Percentage Fee Cost (2.C plus 4.B):
\$ _____

Written Cost _____

BID BOND

A proposal bond in the amount of five percent (5%) of the Total Proposal Costs (6.A above) is required to be submitted with this proposal.

For the purposes of calculating the costs of payment and performance bonds and insurance, the proposer shall assume a GMP as indicated on this form.

If Proposer is selected for award and a Preconstruction Fee is negotiated between Proposer and Owner, the Undersigned agrees to enter into a binding contract with The University of New Mexico Foundation, Inc. as Construction Manager At Risk (CMAR) for the construction of The Center for Philanthropy.

If a MACC is agreed to between Owner and Proposer, a Guaranteed Maximum Price (GMP) will be established by the GMP Amendment. The GMP shall equal the sum of the Preconstruction fee, the Negotiated MACC, the Percent Fee bid in this proposal, and the fixed dollar amount bid in this proposal for General Conditions Work. Proposer shall furnish bonds and insurance as required by the contract documents.

The GMP shall be determined in accordance with the formula set forth below. **Costs in excess of the GMP shall be paid by the CM AT RISK without reimbursement by Owner.** Changes to the GMP shall only be authorized by Amendment or Change Order.

CM AT RISK Fee (4.B) + General Conditions (2.A) + Preconstruction Services (2.B) + Maximum Allowable Construction Cost (MACC) (5.A) = GMP

REQUEST FOR PROPOSAL
Instructions to Offerors
RFP No. UNMFND-02

1. RFP SUBMITTAL DUE DATE & TIME

Friday, March 7, 2025, 5:00 pm MT

2. INTENT TO BID AND ACKNOWLEDGMENT OF RECEIPT OF RFP DUE DATE & TIME

Friday, February 7, 2025, 5:00 pm MT

3. SITE WALK

Wednesday, February 12, 2026, 3:00 pm MT

4. QUESTIONS AND CLARIFICATIONS DUE DATE & TIME

Friday, February 14, 2025, 5:00 pm MT

5. RESPONSES TO QUESTIONS AND CLARIFICATIONS DUE DATE & TIME

Wednesday, February 19, 2025, 5:00 pm MT

6. INTERVIEWS WITH MOST QUALIFIED OFFERORS

March 17-28, 2025

7. NOTIFICATION OF AWARD

April 8, 2025

8. RFP DOCUMENTATION ACKNOWLEDGEMENT

An email advising the UNM Foundation of the Intent to Bid and Acknowledgment of Receipt of the RFP must be sent to Keelie Garcia, Director of Operations, Lobo Development Corporation, at keelie@unm.edu. Also, by submitting a proposal, offerors acknowledge receipt of all RFP documents, attachments, Q&A posts, and amendment changes. Additionally, Offeror thereby agrees to furnish all labor, materials, and supplies necessary to comply with the specifications in accordance with the terms and conditions set forth in this RFP and at prices stated within the proposal.

9. CANCELLATION

The UNM Foundation reserves the right to cancel, without penalty, this RFP, any resultant Agreement, or any portion thereof for convenience, unsatisfactory performance, or unavailability of funds.

10. CLARIFICATIONS

Any clarification of instructions, terms and conditions, scope of work, evaluation criteria, or proposal preparation shall be made only by the UNM Foundation. Any clarification questions must be submitted electronically to Keelie Garcia, Director of Operations, Lobo Development Corporation, at keelie@unm.edu. Responses and clarifications will be provided in writing and posted to the UNM Foundation and the Lobo Development Corporation websites and additionally provided to all potential offerors who have indicated such intent.

11. MODIFICATIONS

Modifications to offeror's submissions received prior to the date and time specified for the closing will be accepted. No modifications will be accepted after opening. Technical clarifications of the proposal may be requested by the UNM Foundation following the opening.

12. PROPOSAL SUBMITTAL

RFP responses must be submitted electronically to Keelie Garcia, Director of Operations, Lobo Development Corporation, at keelie@unm.edu, on or before the date and time specified. The maximum size of the electronic file submitted is 20MB.

13. PERIOD FOR ACCEPTANCE

Offeror agrees that any proposal submitted will be good for ninety (90) calendar days.

14. CONFIDENTIAL INFORMATION

Confidential information must be marked "CONFIDENTIAL" in red letters in the upper right-hand corner of the pages containing the confidential information. Price and information concerning the specifications cannot be considered confidential.

15. REJECTION OF PROPOSALS

The UNM Foundation reserves the right to make an award based on the evaluation criteria contained herein, to reject any and all proposals or any part thereof, and to accept the proposal that is in the best interest of the UNM Foundation.

16. RIGHT TO WAIVE MINOR IRREGULARITIES

The selection committee reserves the right to waive minor irregularities. The selection committee also reserves the right to waive mandatory requirements provided that all of the otherwise responsive proposals failed to meet the same mandatory requirements, and the failure to do so does not otherwise materially affect the procurement. This right is at the sole discretion of the selection committee.

17. WITHDRAWAL OF PROPOSALS

Proposals may be withdrawn by written, electronic notice by an Offeror or an authorized representative at any time prior to the submittal due date and time.

18. CONFLICT OF INTEREST

Any potential offeror that has a relationship with the UNM Foundation, its Board of Trustees, its employees, or its volunteers is considered to have a conflict of interest or potential conflict of interest. If any potential offeror with a conflict of interest or potential conflict of interest would like to qualify as an offeror, said offeror must disclose in writing the relevant facts and circumstances at or before the time they submit their proposal. The UNM Foundation will then evaluate the conflict or potential conflict in accordance with its policies and procedures and determine an appropriate remedy, which may include disqualification of the proposal. All questions and written disclosures regarding conflicts or potential conflicts of interest should be addressed to Keelie Garcia, Director of Operations, Lobo Development Corporation, at keelie@unm.edu.

UNM Foundation Center for Philanthropy

RFP Design Package

January 22, 2024



THE UNIVERSITY OF
NEW MEXICO.
FOUNDATION

fbt | architects

Section 1.0 | Design Narratives

Architectural Narrative & Design

EXECUTIVE DESIGN SUMMARY

Site -

Drawing inspiration from the diverse landscape and cultural heritage of New Mexico, the Center for Philanthropy's site is consciously designed to reflect the Foundation's goals and ambitions. The centerpiece of this design is the site plaza, a vibrant hub that interweaves communities by creating an intersection of pathways between Foundation staff, visitors, Lobo Welcome Center patrons, and the passing pedestrians. This communal interaction helps to establish a sense of place that will be utilized to create a "Journey with the Donors" through time that continues and pulls people into the building.

The site's design emphasizes flexibility, featuring a hard surface plaza that can host various events and an adjacent permeable area that can be used for more space and can support large gatherings and temporary shade structures. Pathways radiate from this central plaza, enhancing visibility and connectivity to the surrounding Main Campus and across Lomas to North Campus. Surrounding buildings and seasonal sunlight are both considered in the design to ensure that planting and sustainability efforts are appropriate and provide comfortable areas outdoors throughout the year.

Access to the site is available from several points: the intersection of Yale and Lomas, along Yale itself, the Yale Parking Garage, and a pathway from Lomas to Yale through the eastern part of the site. As you move north along Yale, the site gradually loses elevation. To accommodate this, oversized steps are used as retaining features, allowing the plaza to extend around the west side of the building and step down to the Yale-Lomas intersection to establish a strong presence at this corner. Additional pathways are designed to flow seamlessly with the landscape and free of barriers, providing inviting paths to the building and through the landscape.

Exterior -

The building's massing adopts a contemporary interpretation of the historic architectural style of UNM's main campus. By utilizing traditional forms, materials, and massing, the design honors the University of New Mexico's history and culture while setting a forward-looking precedent for the UNM Foundation. Positioned prominently at the corner of Yale and Lomas, the Center for Philanthropy will serve as an iconic gateway to the main campus and a connection to the UNM Hospital and North Campus.

The Center for Philanthropy's design is a thoughtful blend of tradition and modernity. It respects the historical architectural style of UNM's main campus while incorporating contemporary elements to meet the needs of the future. Its iconic positioning, integration with the landscape, and focus on natural light and sustainability make it a significant addition to the University of New Mexico and will be an outward representation of the mission and goals of the UNM Foundation.

Interior -

The interior of the Center for Philanthropy features an inviting, outward-facing lobby open to the public, with a large adjacent meeting room. This lobby is a cornerstone of the building, designed to reflect the goals and mission of the UNM Foundation while honoring its accomplishments and donors. The adjacent meeting room can be divided into two separate spaces or opened up to the lobby to create a larger area for events. The design incorporates natural materials, display showcases, soft seating areas, and a receptionist to greet visitors, ensuring a warm and inviting atmosphere.

Beyond a secure access point, the rest of the programmed space allows staff and donors to move freely within the Foundation offices. A key feature in the staff area is the stair and elevator lobby on each floor, which enhances visibility and connection between levels. This space also offers significant potential for donor recognition and graphics that tell the Foundation's story, creating a cohesive narrative throughout the building.

To maximize natural light within the building, offices will have doors with sidelites, and windows will be installed in meeting rooms and corridors. Offices and meeting rooms are positioned along the exterior walls to increase light for staff and drive light further into the building, promoting sustainability and a pleasant working environment. The third floor will include more open space to accommodate small events, with access to a roof deck as an additional amenity, providing a versatile area for gatherings and a connection to the outdoors.

Civil Narrative

SITE FIRE PROTECTION

There is an existing 6" public ABCWUA main in the Yale Frontage. Based upon GIS and Record Information, there are not any public ABCWUA water lines in the Lomas frontage. There is an existing ABCWUA fire hydrant on the west side of Yale across the street, however the City Fire & Rescue Department typically does not consider hydrants located on the opposite side of the street when determining fire hydrant coverage. There is a UNM fire hydrant located near the southwest corner of the site, and a second UNM fire hydrant located immediately east of the Lomas entrance to the UNM parking garage. Based upon record drawings, this eastern hydrant is fed from a 16" UNM combined domestic/fire line in Yale with a 6" line crossing the site from west to east.

Based upon the anticipated building square footage, approximately 2,000 gallons per minute of fire flow and at least two hydrants will be required. If ABCWUA domestic water and sewer service are desired and/or required for this project, then the fire protection typically must also be provided by the ABCWUA per their policies. Obtaining fire protection from the 6" ABCWUA line in Yale may be problematic due to the line size and logistics involved in covering the eastern end of the site. In an ABCUWA fire service scenario, we anticipate three separate connections to the line in Yale that will serve two new hydrants and a fire sprinkler line. The availability of ABCWUA service will need to be determined through a process with the State and City Fire Marshals followed by a request and analysis by the ABCWUA. It should be noted that the analysis may result in the need to upgrade or extend existing ABCWUA infrastructure at the expense of the UNM Foundation.

Given the potential limitations and logistics for ABCWUA fire protection service, we suggest that the option to have the building served by UNM for domestic water and fire protection. This would have significant cost savings by avoiding the need to make new connections in the streets and would also allow the project to take advantage of the robust (16") UNM fire line in Yale and existing 6" line within the southern portion of the site. It would also eliminate the need to pay Utility Expansion Charges.

SITE DOMESTIC WATER

UNM has a combined 16" domestic and fire line in the near side of Yale. If domestic service can be taken from the UNM line, it would be a simple connection.

Alternately, there is an existing public 6" ABCWUA main in the Yale Frontage. Based upon GIS and Record Information, there are not any public ABCWUA water lines in the Lomas frontage for connection. It should be noted that new ABCWUA metered service installations require payment of Utility Expansion Charges (UEC) to establish a metered account. Based upon current UEC rates, and assuming a 2" domestic meter based upon demand for similar sized buildings, this cost will be \$34,660 that includes both the sanitary sewer and water UEC.

Given the potential limitations and logistics for ABCWUA fire protection service, and their policy of not selling domestic service unless they can also provide the required fire protection, we recommend the option to have the building served by UNM for domestic water and fire protection. This would have significant cost savings by avoiding the need to make new connections in the streets and would also allow the project to take advantage of the robust (16") UNM fire line in Yale and existing 6" line within the southern portion of the site for fire protection. It would also eliminate the need to pay Utility Expansion Charges and simplify permitting

Civil Narrative

STORM DRAINAGE

There is an existing UNM private storm drain system that runs from an existing manhole near the northwest corner of the parking garage to the east before turning north and then back to the west along the northern frontage of the site where it connects to the back of an existing City of Albuquerque storm drain inlet. Although this line is not likely sized to accommodate additional runoff from this project, it is suggested to make a connection to this line coordinated with and approved by UNM, immediately upstream of the public connection point at a location that will not limit upstream capacity for the parking garage. This would avoid City Hydrology Review and permitting.

Site area drains and roof drainage should be piped to a new private system that connection to the UNM system immediately behind the City inlet in Lomas.

SITE GRADING AND EARTHWORK

Based upon record information, the site has approximately 8 feet of fall from north to south. This, combined with the narrowness of the site, will require a creative site plan and building design to accommodate accessible parking, service access, and to minimize site retaining walls or areas of the building that are above or below the surrounding grade. Earthwork costs will be higher than normal for a site of this size, as will sediment and erosion control construction costs and staging. Ramps and stairs should be anticipated.

Landscape Narrative

GENERAL

The landscape design for the UNM Foundation Center for Philanthropy will connect the surrounding existing and new structures with a nod to the Spanish Pueblo Revival style of campus. The plaza landscape will be adaptive and interactive, accommodating movement, indoor-outdoor transition, seating as well as event space. The landscape will provide a vibrant edge condition along the street, softening the change of grade as well as being a sponge to runoff. It is the design intent to keep maximum number of existing trees. The plant palette will celebrate the Southwest landscape - from xeriscape to conifers, maintaining year-round visual interest within the site. Plant selection will prioritize low water use and low maintenance. Balance will be maintained with overall campus plant palette, adhering to the latest city regulations. Placement of plants will take solar exposure, wind pattern, outdoor ambience, utility lines, visibility and security into consideration.

The landscape will be irrigated by connecting to the existing irrigation system and using automatic bubbler system with preferred campus specifications. There will be continuity in design with the UNM Hospital landscape opposite to the site through materiality of hardscape elements. Gravel mulch and accent boulders will be used to enhance the landscape. Options for integrating donor recognition elements and shade structure in the landscape will be explored during design development.

Mechanical and Plumbing Narrative

GENERAL

The UNM Foundation Center for Philanthropy Building, is planned to be a new four-story, 40,000 sq ft building on the 0.97 acre site at the corner of Yale and Lomas. The development will consist of a multi-tenant, mixed use building with office and perhaps some lower-level retail. The building will be standalone and not connected to any UNM central utilities, and will not be required to meet any specific UNM Design Criteria or Guidelines.

REFERENCES

The mechanical, plumbing, medical gas and electrical system design will adhere to the following codes and criteria in the preparation of the Project Mechanical and Electrical Design Documents.

- Owner furnished criteria and guidelines (if applicable).
- Americans with Disabilities Act of 1990 (ADA)
- American Society of Heating, Refrigeration, Air Conditioning Engineers (ASHRAE)
- American Society of Plumbing Engineers
- ASSE 1010 Performance Requirements for Water Hammer Arrestors
- Department of Energy (DOE) Regulations
- Energy Efficiency & Renewable Energy (EERE)
- IEEE STD 143-1992-Grounding of Industrial and Commercial Power Systems
- Illumination Engineering Society of North America (IESNA) Handbook – 9th Edition
- International Building Code (IBC – 2012 Edition)
- International Fire Code (IFC – 2012 Edition)
- National Electric Code (NEC – 2011 Edition)
- National Energy Conservation Policy Act (95-619)
- National Standard Plumbing Code (NSPC – 2012 Edition)
- National Fire Protection Association Standards (Latest Editions)
- NFPA 54 – Fuel Gas Code
- NFPA 70 – National Electric Code
- NFPA 72 – National Fire Alarm Code
- NFPA 90A – Installation of Air Conditioning and Ventilating Systems
- NFPA 91 – Exhaust Air Systems for Conveying Gases
- NFPA 101 – Life Safety Code
- NFPA 780 – Lightning Protection Systems
- Plumbing Drainage Institute (PDI)
- State of New Mexico Fire Code (Latest Edition)
- State of New Mexico Energy Code (Latest Edition)

Mechanical and Plumbing Narrative

MECHANICAL DESIGN CONDITIONS

Project Location:

- Project Location Albuquerque, New Mexico
- Latitude: 35.04°N
- Elevation: 5,400 feet

Design Weather Data:

- Heating 99.6% Design Dry-Bulb Temp: 17.7 °F DB
- Cooling 0.4% Design Dry-Bulb/Mean Coincident Wet-Bulb Temp: 96 °F / 61 °F

BUILDING ENVELOPE DATA

The minimum recommended envelope and insulation values are anticipated to meet or exceed the requirements of the International Energy Conservation Code 2021.

Requirements for Building Envelope per Climate Zone 4b

- Roof: R-30c.i.
- Walls: R-13 + 7.5c.i.
- Floors: R-30

INTERIOR LOADS

HVAC heating and cooling load calculations are done in accordance with ASHRAE recommendations. The HVAC heating and cooling loads are calculated using Trane Trace 700 software. The internal heat generation densities values used in the HVAC heating and load calculations are noted below. Heating and cooling load calculations will be based on ASHRAE guidelines.

VENTILATING AND INDOOR AIR QUALITY STRATEGIES

Use ASHRAE Standard 62.1-2007 to meet ventilation and indoor air quality requirements.

NOISE REQUIREMENTS

Standard design per ASHRAE for normally occupied areas.

Mechanical and Plumbing Narrative

BUILDING HVAC SYSTEMS

Air Handling:

The building will be served by a Variable Air Volume (VAV) HVAC system. Packaged rooftop units shall provide conditioned air to the building. A DX refrigeration system will provide cooling and heating will be provided by a modulating or staged natural gas fired furnace. Equipment efficiencies will meet or exceed the requirements of IECC 2021 and the units will be provided with MERV 13 filters. The unit will have airside economizer and a powered relief fan to relieve excess building pressure when necessary.

Conditioned air will be ducted from the rooftop VAV unit to variable flow terminal units using medium pressure galvanized round ductwork sized not to exceed 0.3 in WC per 100ft static pressure or 2500 ft/min.

Supply air will be distributed from the terminal units to the spaces using low-pressure rectangular ductwork sized not to exceed 0.1 in WC per 100ft. Return air will be recirculated back to the air handling unit through ceiling return air grilles to the open plenum above. Zone temperature control during cooling will be achieved by modulating the terminal unit airflow to the space. When the terminal unit damper is in the minimum position and the space temperature is below set point, a hot water reheat coil will provide heat to the space.

Zoning will be as identified in the Design Criteria for the project as follows, each having a dedicated terminal unit and temperature sensor:

- Up to (3) offices of similar exposure
- Each corner office
- Interior spaces of similar load.
- Each Conference Room, Training Room, Board Room and Lobby
- Each IT room

Heating Hot Water:

Heating water for reheat will be provided by two fan forced natural gas fired boiler located in the mechanical room. Equipment efficiency will meet or exceed the requirements of IECC 2018.

Hot water will be circulated to the reheat coils throughout the building by a two-pipe hot water loop circulated by a primary secondary pumping system. The piping system will be hard copper and the pumps will be in-line centrifugal type. The primary pump will be fixed speed to maintain minimum flow through the boiler and the secondary pump will be variable speed controlled by a VFD to match the system flow to the reheat coil requirements. Control valves serving the coils will be 2-way to reduce flow based on load with 3-way valves provided at the end of the loop runs to maintain the system temperature.

Mechanical and Plumbing Narrative

The hot water temperature coils and the boiler will be selected based on a temperature of 180F hot water supply temperature and 160F hot water return temperature.

IDF Room Cooling:

The IDF room will be conditioned with a dedicated split system DX cooling unit with wall mounted fan coil unit and roof mounted condensing unit. Each IDF Room will be its own dedicated cooling zone.

Exhaust:

Spaces such as janitor closets, breakrooms, and restrooms will be exhausted through ceiling mounted grilles connected to a low pressure galvanized duct system and routed to a traditional roof mounted centrifugal exhaust fan.

Automatic Temperature Control System:

The new building facility management system (FMS) will be based on a new Honeywell fully implemented BACnet compatible Direct Digital Control (DDC) system. Sequences of Operation for the building systems are provided on the Controls Drawings.

Elevator Equipment Rooms:

Elevator Equipment rooms will be cooled by dedicated split-system units.

PLUMBING - SITE NATURAL GAS

Onsite Natural gas will extend from medium line to a meter/regulator assembly located in Yale Boulevard. The building is anticipated to have a heating demand of approximately 2,000 MBH. The meter and pressure regulator would be located on site to allow utility access. The building's natural gas system design will route a low or medium pressure distribution system to the gas-fired equipment. A path for distribution will be selected that minimizes potential leak paths resulting from roof penetrations.

SANITARY SEWER

The Civil Engineer will design the exterior sanitary sewer system. The building's sanitary sewer system will be designed to function without relying upon sewage ejectors or lift stations. The system will be designed to readily accommodate routine maintenance needs via interior floor- and wall cleanouts and exterior cleanouts to grade. These access points will be designed to eliminate access by the building population and maximize the reliance upon exterior access points to separate routine maintenance functions for daily activities within the facility.

STORM SEWER

The roof and overflow drainage system will rely upon the use of bi-functional drains that incorporate both functions into a single roof penetration. This approach will reduce the likelihood of a future roof leak stemming from this system. The roof drains and leader locations will be located to avoid sensitive electrical rooms, technology rooms, and similarly sensitive data rooms.

Mechanical and Plumbing Narrative

DOMESTIC WATER

The Civil Engineer will design the exterior site domestic water system. Should the municipality require the installation of a reduced pressure style backflow preventer, the device will be located in an exterior heated enclosure to address concerns over damage to the building in the event of a catastrophic discharge. A flow test will be conducted during the initial design phase to determine the need for pressure boosting pumps. Similarly, a water sample will be drawn from the site to determine the need for water treatment prior to heating and/or distribution.

The building's water distribution system will be designed to minimize water waste and time delay in delivering hot water to the fixture. Each branch line will be fitted with a branch valve and each fixture will be fitted with fixture stops. The entire water system will be fabricated of properly labeled and insulated copper.

Interior hose bibs will provide the opportunity to wash down restrooms should that need arise. Exterior wall hydrants will be designed at ~150 ft. intervals around the building perimeter to facilitate routine wash-down needs and intermittent irrigation. All wall hydrants will be independently valved to allow positive winterization.

PLUMBING FIXTURES

The plumbing fixtures will be selected to meet all pertinent barrier-free codes, water efficiency, and durability concerns.

BUILDING FIRE SPRINKLERS

The Civil Engineer will design the on-site fire protection system including all hydrants, the backflow preventer, heated enclosure, post indicator valve, and all interconnecting piping. The location of the fire department inlet connection will be coordinated between the Civil and Plumbing Engineers. It is likely based on the height of this building that the project will require a fire pump and the space either on site or in the building to house it.

The building will be fully protected with a wet pipe fire sprinkler system. From the fire riser assembly, a fire sprinkler supply line will route throughout the facility to serve sprinkler heads within each room. At the hydraulically most remote portion of the building, an inspector's test valve will be located in a clearly marked position. The drain line from this valve will be routed to a point of discharge at the exterior of the building at a location deemed acceptable by the Architect. Similarly, the 2-inch main system drain will be terminated at an acceptable point.

Electrical and Technology Narrative

ELECTRICAL - CODES AND APPLICABLE STANDARDS

(Latest adopted versions of each as adopted by the state of New Mexico)

- ICC International Building Code (IBC),
- ICC International Fire Code (IFC)
- ICC International Energy Conservation Code (IECC),
- National Fire Protection Association (NFPA) Codes:
 - NFPA 1: Uniform Fire Code (UFC)
 - NFPA 70: National Electrical Code (NEC).
 - NFPA 72: National Fire Alarm & Signaling Code.
 - NFPA 101: Life Safety Code.
- New Mexico Night Skies Protection Act.
- Illuminating Engineering Society of North America (IESNA) Handbook.
- Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities (ADAAG)

ELECTRICAL SIZING INFORMATION

1. Preliminary electrical service sizing is based on 14 Watts per square foot, considering 25% growth, and at 480Y/277V, 3Ph, 4W.
2. The square footage of this buildings approximately 40,000 Sq.Ft.
 - 40,000 Sq.Ft. X 14W/SF =560kW
 - 25% Future growth =140kW
 - Total estimate kW =700
 - 700kW / 480V, 3Ph =1458A (A 1600A panelboard may be used)

Based on spatial layout and preliminary electrical sizing calculation, a single pad-mount utility transformer and main service panelboard are proposed. Electrical service sizing will be adjusted during the design phase of the project.

Electrical and Technology Narrative

PRIMARY SERVICE

The building will require a new electrical service and is anticipated to be 1600A at 480V and would serve the site from newly underground primary electrical utility line supplied by PNM.

There is an existing overhead power line at the northwest corner of the site that will require a conversation with the utility for relocation. This will require the removal of the overhead utility and converting it to underground and or re-routing of the overhead lines so that they are off the property. It will be necessary to get UNM's PNM liaison involved as the property belongs to UNM in order to get the necessary dialogue with PNM started as far as relocation of the overhead power lines.

SECONDARY POWER DISTRIBUTION

It is anticipated that there will be two secondary distribution systems in the building:

480Y/277V, 3Phase power will serve Lighting and Mechanical equipment in this facility.

208Y/120V power will serve general power such as receptacle loads, computer loads, appliances, vending, and some mechanical/plumbing equipment as required.

BRANCH CIRCUITS

Individual circuits will be used for general lighting and receptacle loads. Generally, loading on lighting circuits will be limited to 80% or less of the branch breaker rating. Receptacles will be target at 5 per circuit. A minimum of 30% spare breakers / space will be allowed in all branch circuit panel boards.

All single-phase branch circuits will have dedicated neutrals for each phase conductor. An equipment grounding conductor will be run in each branch circuit.

UNINTERRUPTIBLE POWER SUPPLY (UPS)

There is currently no plan to provide a central UPS to serve communications and/or computing loads in the building.

LIFE SAFETY (EMERGENCY POWER)

Life Safety egress lighting (Emergency) loads will be provided with central battery inverters. They will be located in electrical rooms.

Fire alarm and communications systems will have self-contained, integral batteries to operate equipment for a set time in the event of a power outage.

A generator for emergency power is anticipated as not required for this building. Conduit rough-in provisions will be stubbed-out of the building for a future generator.

Electrical and Technology Narrative

SURGE SUPPRESSION

Surge Protective Devices (SPD) – previously referred to as Transient Voltage Surge Suppression (TVSS) – will be installed at the main panelboard and at the 208Y/120V load panels. The SPD is used to minimize damage from electrical transients that can affect or harm electronic equipment.

GROUNDING SYSTEM

The grounding electrode system will consist of driven electrodes, structural steel where capable of attaching to structure, and cold-water electrodes. All of these electrodes will be joined together at the building main grounding bar, adjacent to the main electrical service panel for each structure. All feeders and branch circuits will contain insulated, copper, equipment ground conductors.

LIGHTING-EXTERIOR LIGHTING

The latest IECC requirements will be followed. Interior and Exterior lighting will be metered separately. Exterior lighting will consist of both pole lighting and building mounted lighting. Exterior building egress areas will be illuminated with building mounted luminaires utilizing full cut-off optics so as to minimize light pollution and to comply with the New Mexico Night Skies Protection Act. Lighting levels will be designed in accordance with IESNA recommendations. Except for the security lighting if, the control for the exterior lighting will generally be via an astronomic time-clock function as part of the building lighting control system. The security lighting will be photoelectric control-on at dusk and photoelectric control-off at dawn where appropriate, additional controls including occupancy and dimming may be required in parking lots.

Energy efficient LED luminaires will be a design standard for exterior lighting.

INTERIOR LIGHTING

All interior lighting will conform to the latest IECC requirements adopted by the state of NM. The focus is to provide appropriate levels of lighting for the spaces while minimizing energy use. All areas throughout the facility will utilize energy efficient LED Luminaires and IESNA recommended foot-candle levels for each space. Lighting controls will be designed in accordance with the 2021 IECC and will include daylight zones, occupancy sensors, dimming, etc.

FIRE ALARM SYSTEM

This new building will include a new fire alarm system. This system will be Class A, supervised, 24-volt DC-powered, multiplexed, addressable fire alarm system.

LIGHTNING PROTECTION

A lightning protection system is not anticipated as being required for this project. Such systems are optional for buildings and their need is judged based on a risk assessment. This requires final verification from the owner.

Electrical and Technology Narrative

TECHNOLOGY EXECUTIVE SUMMARY

The goal of this narrative is to ensure the project is equipped with the most appropriate systems and technologies when it opens and that throughout the facility's life it will readily support anticipated future and emerging services, systems, and technologies.

To assist in providing a successful design and delivery the design team intends to utilize the following codes and standards:

- ANSI/NFPA 70, National Fire Protection Association standard for electrical code, i.e., the National Electrical Code (NEC)
- ANSI/TIA/EIA-568-C Set, TIA commercial building cabling standard, defines a generic cabling system for a multi-product, multi-vendor environment
- ANSI/TIA/EIA-569-B, TIA commercial building standard for telecommunications pathways and spaces, defines the minimum requirements for both pathways for telecommunications cabling and spaces for telecommunications equipment
- ANSI/TIA/EIA-598, Color Coding of Optical Fiber Cables
- ANSI/TIA/EIA-606-B, TIA administrative standard for the telecommunications infrastructure of commercial buildings
- ANSI/TIA/EIA-607, TIA grounding and bonding standard for commercial buildings
- ANSI/TIA/EIA-758, TIA customer-owned outside plant standard
- ANSI/TIA/EIA-862, Building Automation Systems Cabling Standard for Commercial Buildings
- ANSI/TIA/EIA-942, Telecommunications Infrastructure Standard for Data Centers
- EIA/TIA TSB 67, Transmission Performance Specifications for Field Testing of Unshielded Twisted-Pair Cabling Systems
- EIA/TIA TSB 72, Centralized Optical Fiber Cabling Guidelines
- ANSI/BICSI 002-2011, Data Center Design and Implementation Best Practices.
- BICSI TDMM, Building Industry Consulting Service International Telecommunications Distribution Methods Manual (TDMM).
- BICSI OSP, Building Industry Consulting Service International Customer Owned – Outside Plant Manual (OSP).
- BICSI ESS, Building Industry Consulting Service International Electronic Safety and Security Manual (ESS).
- SMPTE RP 94-2000, Society of Motion Picture and Television Engineers – Gain Determination of Front Projection Screens.
- ANSI/INFOCOMM 3M-2011, Projected Image System Contrast Ratio
- ANSI/INFOCOMM 1M-2009, Audio Coverage Uniformity in Enclosed Listener Areas

TECHNOLOGY SPACES

Technology spaces are critical to the successful delivery of present and future technology systems. The role of technology continues to evolve and plays a larger role in the education process. It is vital for these spaces to be sized accordingly to allow current and future technology needs to be accommodated.

Electrical and Technology Narrative

EQUIPMENT ROOM (ER)

The project will require (1) new Equipment Room (ER), to allow for proper distribution of proposed IT services.

The ER will need to have appropriate HVAC service for this room with cooling being required 24 hours a day, 7 days a week, 365 days a year. The system should provide temperatures consistent with the purpose of the space. The electrical requirements include an individual sub-panel installed in the ER to provide service for the ER and only the ER. The interior walls of the ER will be wrapped with fire retardant 3/4" A/C grade plywood, painted with two coats of white paint.

TELECOMMUNICATIONS ROOMS (TR)

It is not anticipated that any additional TR space will be needed. The building will be served from the new ER centrally located.

COPPER BACKBONE CABLING

It is proposed for all analog services required for this project to be via UTP copper cables running from NOC to the ER/TR. These cables will terminate on a wall mount 110-style termination field within the NOC and ER/TR. Within the NOC the assigned 50 pairs will be extended from the wall field to a rack mount 48 port (Voice Grade) patch panels. The ER's copper feeds will also terminate on a rack mount 48 port (Voice Grade) patch panels.

FIBER OPTIC CABLING

Fiber optic cable will be installed to the building by the service provider. It is anticipated for the facility to be served via 24-strands of new OS2 fiber terminating within the NOC/ER for each network involved. It is intended for the new ER to be supplied with a minimum of 24-strands of OS2 fiber. All fiber optic terminations will be via LC-style connectors located within approved fiber optic enclosures.

HORIZONTAL CABLING

All workstation cabling or devices will be served by the ER/TR. All cables will be minimum Category 6 plenum rated cables terminated on rack mount 48 port Category 6 patch panels in the ER/TR and Category 6 RJ45 8 pin/8 conductor Telecommunications Outlets (TO) at the workstation. Each location will be provided with minimum of (2) TOs. Wireless access points will be serviced by Category 6A plenum rated cables originating from the ER/TR.

WIRELESS ACCESS POINT (WAP) COVERAGE

The new building will be designed with the intent of providing WiFi throughout the facility. It is anticipated for each WAP to meet the 802.11AC standard. Each WAP will be provided with (2) Category 6A TOs and will also be provided with 10' slack loops to allow the system to be adjusted to provide the best coverage.

Electrical and Technology Narrative

PATHWAYS

Cabling pathways will consist of basket style cable tray throughout the halls with threaded rod supports. J-hooks will be provided and installed on the threaded rod to support Security, alarm and BMS cabling. At locations where the horizontal cabling is required to exit the tray J-hooks or a minimum of 1" conduit will be provided. Cables trays will be taken directly into the ER/TR rooms unless the penetration is to be through a fire rated wall. In this scenario, Hilti fire stops will be called out.

NETWORK SYSTEMS

Network systems will be provided by the owner and these costs will not be carried within the project budget.

SECURITY / ALARM SYSTEM

The new facility shall be designed utilizing IP based surveillance systems in common areas, corridors and entrances/exits. IP based Access control locations for entries, data rooms and other spaces will need to be coordinated during the design process. Specification for equipment and systems are to be determined further in the project design.

VOICE SERVICES

It is anticipated this facility's voice services to utilize Voice over Internet Protocol (VoIP). This will allow the cabling infrastructure to be installed so that no TO is terminated or treated differently. This approach is commonly referred to as "a jack, is a jack, is a jack", meaning all jacks are the same color, same cable. This approach is considered to be a much more manageable cabling system.

AUDIO-VISUAL PRESENTATION SYSTEMS

We understand that an outside consultant will be on the team that will be responsible for the audiovisual requirements for the TV and Film Studios. B&P will design all other areas for A/V systems including.

Typical A/V systems would include, either only pathway rough-ins for a basic integrated multi-media presentation system or a complete turn-key system.

Typical conference room A/V systems would include:

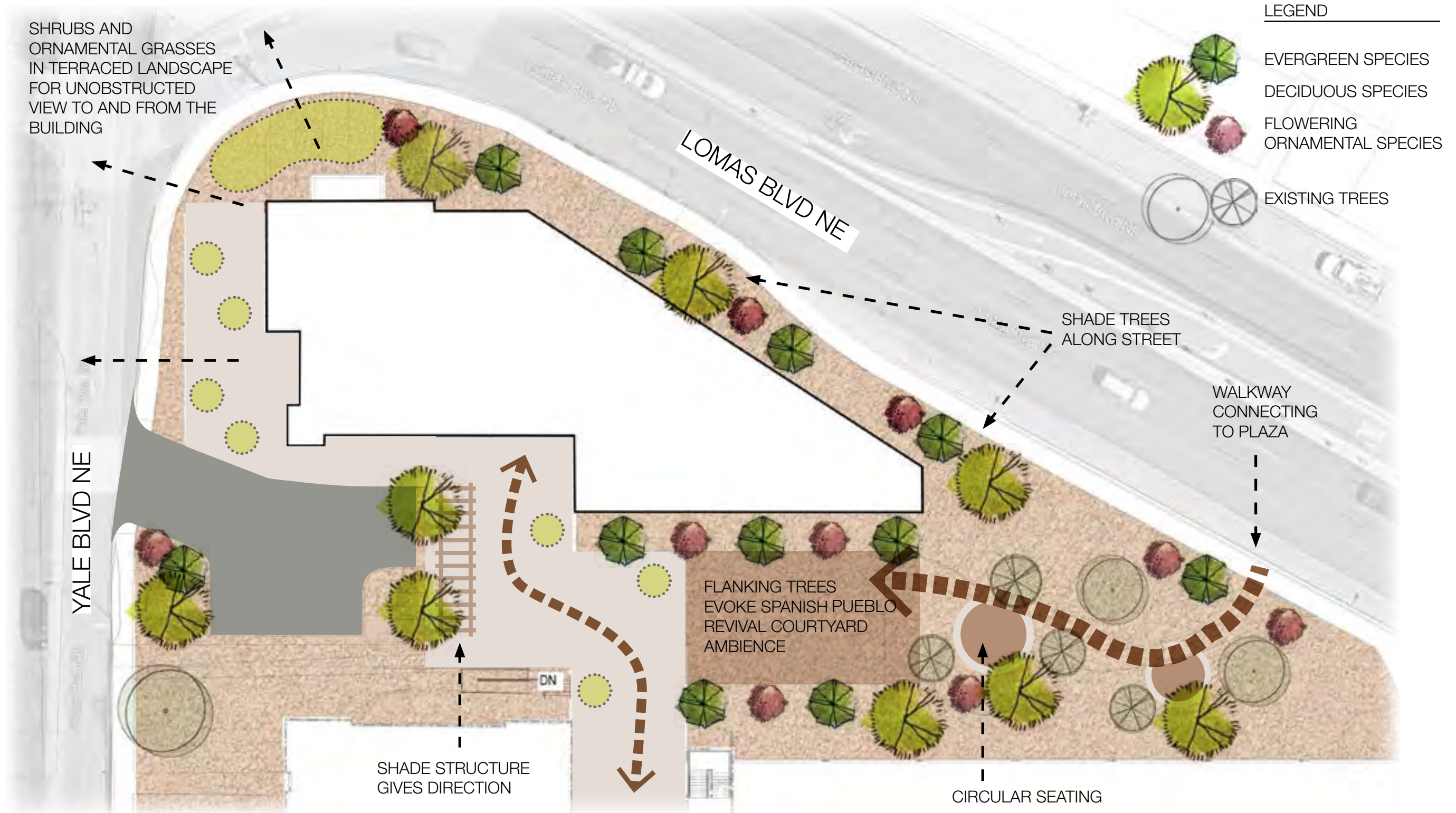
- A large format display solution with the type and size of the display dependent on the size and intended purpose of each conference room which may include wall mounted flat panel display or ceiling mounted video projector.
- A minimum of two input locations consisting of wall and floor mounted input connections and cabling to the display for current (analog and digital) video and audio formats.
- An A/V control panel for simple and intuitive operation of the integrated A/V system. The control panel would be mounted either in the wall near the display or in a flip-open cable access cubby recessed flush in the top surface of the conference table. It would provide access to functions such as power on/off, sound system volume/muting, and display input selection.

Section 2.0 | Site Design

Site Study - Design



Site Study - Landscape



Section 3.0 | Plans and Elevations

First Floor

Department Legend

- LOBBY
- HSC DEVELOPMENT
- CENTRAL DEVELOPMENT
- UNM ACADEMIC DEVELOPMENT
- SUPPORT
- MEETING
- CIRCULATION
- SERVICE



Second Floor

Department Legend

- DIGITAL STRATEGY, SERVICES AND ANALYTICS
- ENGAGEMENT AND ACQUISITION
- SUPPORT
- MEETING
- CIRCULATION
- SERVICE



Third Floor

Department Legend

- CEO & PRINCIPAL GIFTS
- FINANCE
- GENERAL COUNSEL
- SUPPORT
- MEETING
- CIRCULATION
- SERVICE



Section 4.0 | Building Renders

Interior



Interior



Elevation

WEST



Elevation

NORTH



Elevation

NORTHEAST



Elevation

SOUTH



Exterior Render

VIEW FROM YALE



Exterior Render

VIEW FROM LOMAS - DAY



Exterior Render

VIEW FROM LOMAS - NIGHT



Section 5.0 | Attachments

Architecture Sheets

AS-101 - Site Plan

A-101 - First Floor Plan

A-102 - First Floor Plan

A-103 - First Floor Plan

A-201 - Building Elevations

A-202 - Building Elevations

GENERAL NOTES

- A. CONTRACTOR SHALL PERFORM DAILY CLEANUP WHEN FINISH GRADE WORK IS BEING PERFORMED.
- B. TEMPORARY FENCING TO BE PROVIDED AND MAINTAINED DURING CONSTRUCTION TO PROVIDE SAFE ACCESS TO EXISTING BUILDING.
- C. CONTRACTOR RESPONSIBLE FOR IDENTIFYING UTILITY LOCATIONS PRIOR TO DIGGING.

CONSULTANTS

CIVIL
High Mess Consulting Group
 8010 Midway Park Blvd. NE
 Albuquerque, New Mexico 87109
 p_505.345.4250

STRUCTURAL
Walla Engineering Ltd
 500 Marquette NW, Ste. 1500
 Albuquerque, NM 87102
 p_505.881.3008

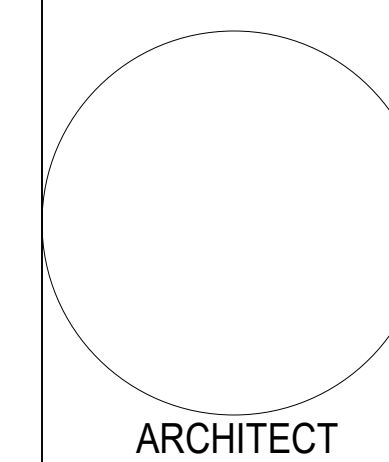
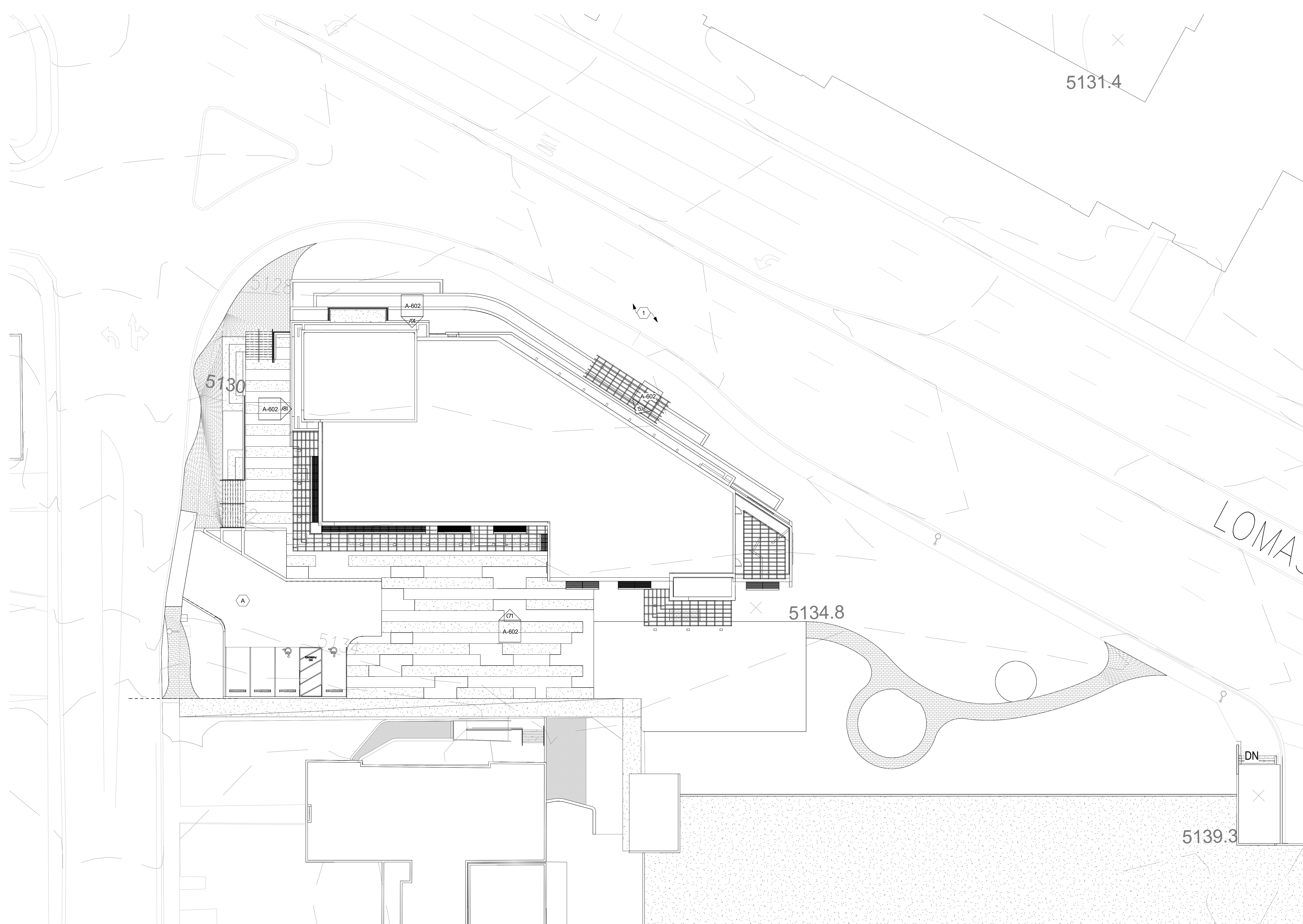
M/E/P/FP
Bridgers and Paxton
 4600-C Montgomery Blvd. NE
 Albuquerque, New Mexico 87109
 p_505.883.4111

INTERIORS
Studio M
 6501 Americas Pkwy NE Ste. 301
 Albuquerque, NM 87110
 p_505.243.9287

LANDSCAPE ARCHITECT:
GROUNDWORK STUDIO
 500 Marquette NW, Ste. 1500
 Albuquerque, NM 87102
 Albuquerque, NM 87110
 p_505.212.9126

KEYNOTES

1 TEST



UNM Foundation Center for Philanthropy

Design Development

Lomas Blvd. NE
Albuquerque, NM 87102

February 5, 2025

MARK	DATE	DESCRIPTION

DRAWN BY: _____ Author
 CHECKED BY: _____ Checker

SHEET TITLE

SITE

AS-101

A1 SITE PLAN
1/16" = 1'-0"

SYMBOL LEGEND

- DOOR TYPE
(FOR INFORMATION SEE SHEET A-601)
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- BUILDING/ WALL SECTION
- ENLARGED PLAN / DETAIL
- STRUCTURAL GRID
- WINDOW TYPE
(FOR INFORMATION SEE SHEET A-603)
- PARTITION TYPE
(FOR INFORMATION SEE SHEET A-501)
- FIRE EXTINGUISHER

GENERAL NOTES

- A. CONTRACTOR SHALL PERFORM DAILY CLEANUP WHEN FINISH GRADE WORK IS BEING PERFORMED.
- B. SEE ENLARGED PLANS FOR RESTROOM LAYOUTS, CASEWORK, ETC.
- C. SEE ROOM MATERIALS LEGEND ON ID SHEETS FOR FLOOR/ BASE, WALL AND CEILING MATERIAL INFORMATION.
- D. PROVIDE WOOD BLOCKING IN ALL WALLS FOR SUPPORT OF PARTITIONS, SIGNAGE, ACCESSORIES, AND OTHER WALL SUPPORTED ITEMS AS REQUIRED.
- E. SEE ANSI GUIDELINES FOR INFORMATION REGARDING ACCESSIBILITY REQUIREMENTS.
- F. PROVIDE SEALANT AT INTERSECTIONS OF ALL DISSIMILAR MATERIALS.
- G. COORDINATE ALL PLUMBING FIXTURES WITH THE PLUMBING DRAWINGS. IN CASE OF ANY DISCREPANCY, NOTIFY ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN OF INSTALLATION.
- H. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET LOCATIONS.
- I. FURNISH AND INSTALL 5/8" ABUSE RESISTANT GYP. BOARD TO 8'-0" AFF AT ALL CORRIDOR AND VESTIBULE WALL LOCATIONS.
- J. SEE A-601/602 FOR DOOR AND WINDOW SCHEDULE AND A-603/604 FOR WINDOW FRAME ELEVATIONS. SEE A-611 FOR WINDOW AND DOOR DETAILS.
- K. SEE PARTITION TYPES ON A-621.

KEYNOTES

- 1 TEST

CONSULTANTS

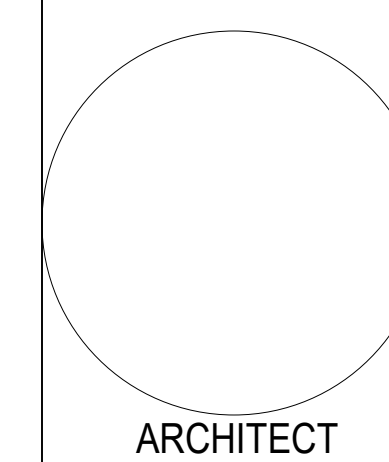
CIVIL
High Mess Consulting Group
 8010 Midway Park Blvd. NE
 Albuquerque, New Mexico 87109
 p_505.345.4250

STRUCTURAL
Walla Engineering Ltd
 500 Marquette NW, Ste. 1500
 Albuquerque, NM 87102
 p_505.881.3008

M/E/P/FP
Bridgers and Paxton
 4600-C Montgomery Blvd. NE
 Albuquerque, New Mexico 87109
 p_505.883.4111

INTERIORS
Studio M
 6501 Americas Pkwy NE Ste. 301
 Albuquerque, NM 87110
 p_505.243.9287

LANDSCAPE ARCHITECT:
GROUNDWORK STUDIO
 500 Marquette NW, Ste. 1500
 Albuquerque, NM 87102
 Albuquerque, NM 87110
 p_505.212.9126



UNM Foundation Center for Philanthropy

Design Development

Lomas Blvd. NE
 Albuquerque, NM 87102

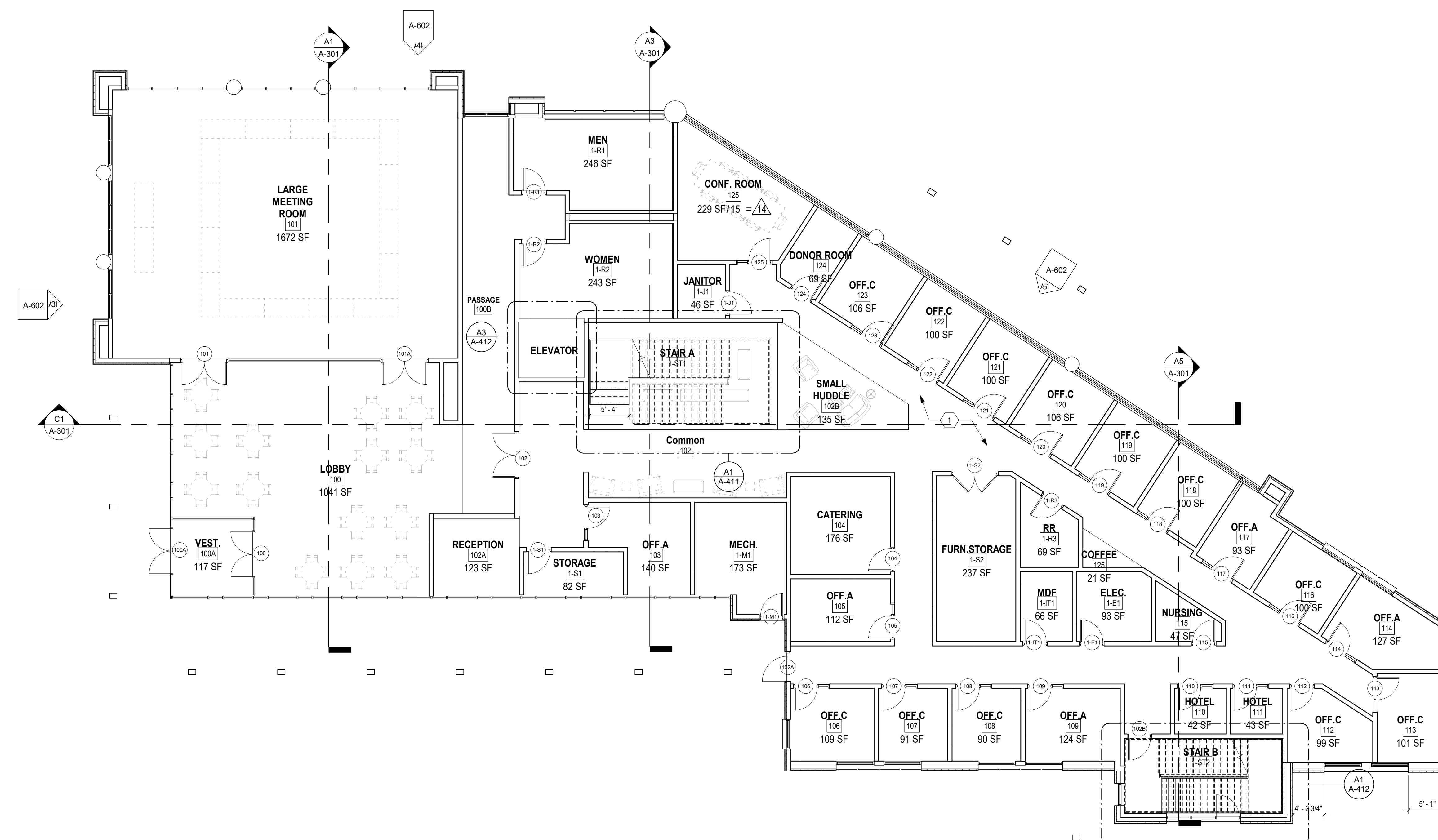
February 5, 2025

MARK	DATE	DESCRIPTION

DRAWN BY: Author
 CHECKED BY: Checker

SHEET TITLE
 FIRST FLOOR PLAN

A-101



A1 FIRST FLOOR PLAN
 1/8" = 1'-0"

SYMBOL LEGEND

- ⊗ DOOR TYPE (FOR INFORMATION SEE SHEET A-601)
- A101 EXTERIOR ELEVATION
- A101 INTERIOR ELEVATION
- 1 A101 BUILDING/ WALL SECTION
- 1 A101 ENLARGED PLAN / DETAIL
- ⊗ STRUCTURAL GRID
- x WINDOW TYPE (FOR INFORMATION SEE SHEET A-603)
- PARTITION TYPE (FOR INFORMATION SEE SHEET A-501)
- FE FIRE EXTINGUISHER

GENERAL NOTES

- A. CONTRACTOR SHALL PERFORM DAILY CLEANUP WHEN FINISH GRADE WORK IS BEING PERFORMED.
- B. SEE ENLARGED PLANS FOR RESTROOM LAYOUTS, CASEWORK, ETC.
- C. SEE ROOM MATERIALS LEGEND ON ID SHEETS FOR FLOOR/ BASE, WALL AND CEILING MATERIAL INFORMATION.
- D. PROVIDE WOOD BLOCKING IN ALL WALLS FOR SUPPORT OF PARTITIONS, SIGNAGE, ACCESSORIES, AND OTHER WALL SUPPORTED ITEMS AS REQUIRED.
- E. SEE ANSI GUIDELINES FOR INFORMATION REGARDING ACCESSIBILITY REQUIREMENTS.
- F. PROVIDE SEALANT AT INTERSECTIONS OF ALL DISSIMILAR MATERIALS.
- G. COORDINATE ALL PLUMBING FIXTURES WITH THE PLUMBING DRAWINGS. IN CASE OF ANY DISCREPANCY, NOTIFY ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN OF INSTALLATION.
- H. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET LOCATIONS.
- I. FURNISH AND INSTALL 5/8" ABUSE RESISTANT GYP. BOARD TO 8'-0" AFF AT ALL CORRIDOR AND VESTIBULE WALL LOCATIONS.
- J. SEE A-601/602 FOR DOOR AND WINDOW SCHEDULE AND A-603/604 FOR WINDOW FRAME ELEVATIONS. SEE A-611 FOR WINDOW AND DOOR DETAILS.
- K. SEE PARTITION TYPES ON A-621.

KEYNOTES

- 1 TEST

CONSULTANTS

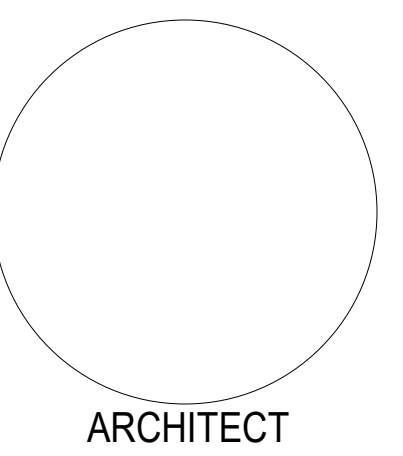
CIVIL
High Mess Consulting Group
 6010 Midway Park Blvd. NE
 Albuquerque, New Mexico 87109
 p_505.345.4250

STRUCTURAL
Walla Engineering Ltd
 500 Marquette NW, Ste. 1500
 Albuquerque, NM 87102
 p_505.881.3008

M/E/P/FP
Bridgers and Paxton
 4600-C Montgomery Blvd. NE
 Albuquerque, New Mexico 87109
 p_505.883.4111

INTERIORS
Studio M
 6501 Americas Pkwy NE Ste. 301
 Albuquerque, NM 87110
 p_505.243.9287

LANDSCAPE ARCHITECT:
GROUNDWORK STUDIO
 500 Marquette NW, Ste. 1500
 Albuquerque, NM 87102
 Albuquerque, NM 87110
 p_505.212.9126



UNM Foundation Center for Philanthropy

Design Development

Lomas Blvd. NE
 Albuquerque, NM 87102

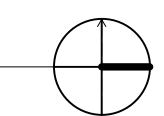
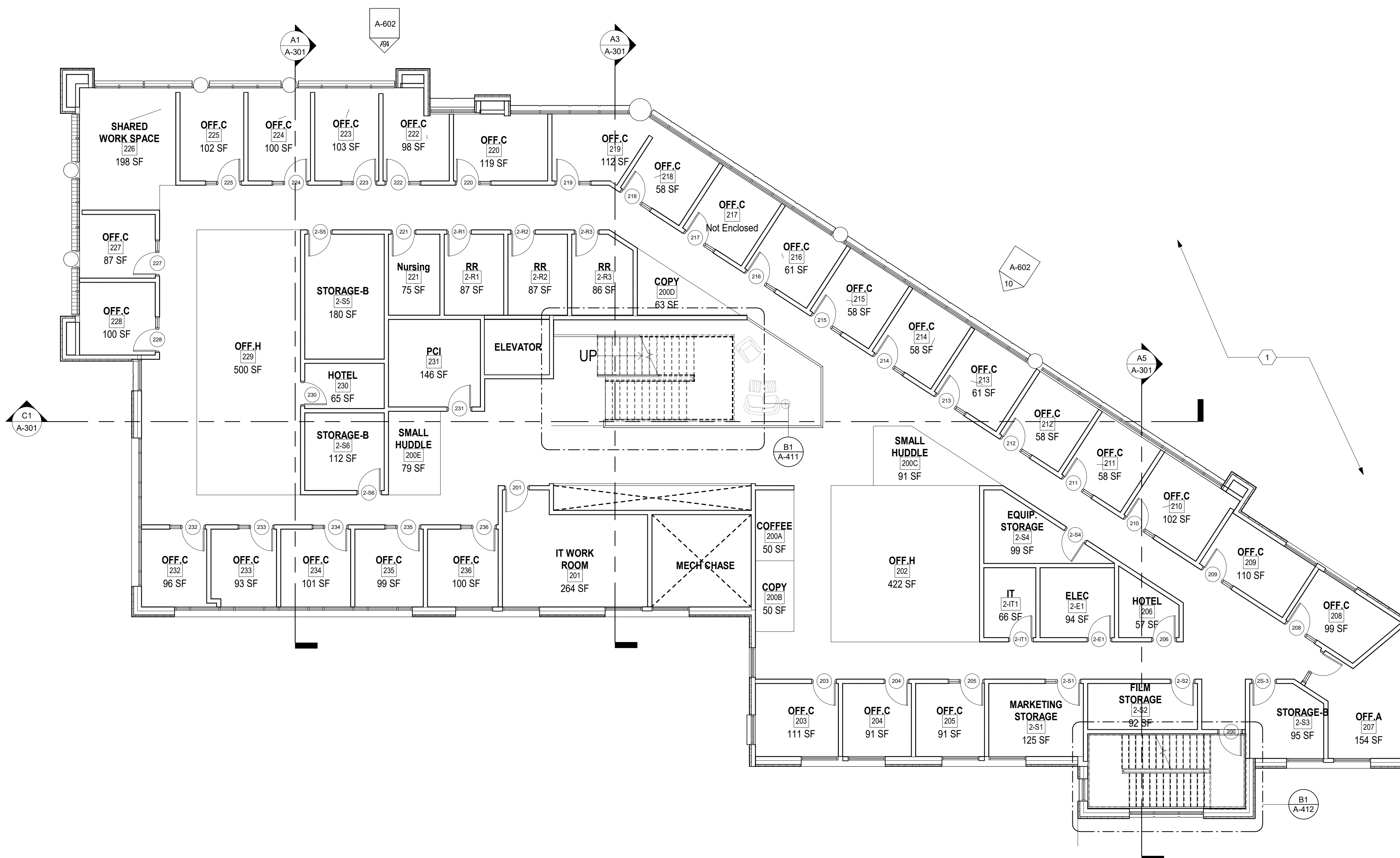
February 5, 2025

MARK	DATE	DESCRIPTION

DRAWN BY: _____ Author
 CHECKED BY: _____ Checker

SHEET TITLE
 SECOND FLOOR PLAN

A1 SECOND FLOOR PLAN
1/8" = 1'-0"



SYMBOL LEGEND

- ⊗ DOOR TYPE
(FOR INFORMATION SEE SHEET A-601)
- ↑ A101 EXTERIOR ELEVATION
- ↑ A101 INTERIOR ELEVATION
- ↑ SIM A101 BUILDING WALL SECTION
- ⊙ A101 ENLARGED PLAN / DETAIL
- ⊗ STRUCTURAL GRID
- ◇ WINDOW TYPE
(FOR INFORMATION SEE SHEET A-603)
- ▭ PARTITION TYPE
(FOR INFORMATION SEE SHEET A-501)
- FE FIRE EXTINGUISHER

GENERAL NOTES

- A. CONTRACTOR SHALL PERFORM DAILY CLEANUP WHEN FINISH GRADE WORK IS BEING PERFORMED.
- B. SEE ENLARGED PLANS FOR RESTROOM LAYOUTS, CASEWORK, ETC.
- C. SEE ROOM MATERIALS LEGEND ON ID SHEETS FOR FLOOR/BASE, WALL AND CEILING MATERIAL INFORMATION.
- D. PROVIDE WOOD BLOCKING IN ALL WALLS FOR SUPPORT OF PARTITIONS, SIGNAGE, ACCESSORIES, AND OTHER WALL SUPPORTED ITEMS AS REQUIRED.
- E. SEE ANSI GUIDELINES FOR INFORMATION REGARDING ACCESSIBILITY REQUIREMENTS.
- F. PROVIDE SEALANT AT INTERSECTIONS OF ALL DISSIMILAR MATERIALS.
- G. COORDINATE ALL PLUMBING FIXTURES WITH THE PLUMBING DRAWINGS. IN CASE OF ANY DISCREPANCY, NOTIFY ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN OF INSTALLATION.
- H. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET LOCATIONS.
- I. FURNISH AND INSTALL 5/8" ABUSE RESISTANT GYP. BOARD TO 8'-0" AFF AT ALL CORRIDOR AND VESTIBULE WALL LOCATIONS.
- J. SEE A-601/602 FOR DOOR AND WINDOW SCHEDULE AND A-603/604 FOR WINDOW FRAME ELEVATIONS. SEE A-611 FOR WINDOW AND DOOR DETAILS.
- K. SEE PARTITION TYPES ON A-621.

KEYNOTES

- 1 TEST

CONSULTANTS

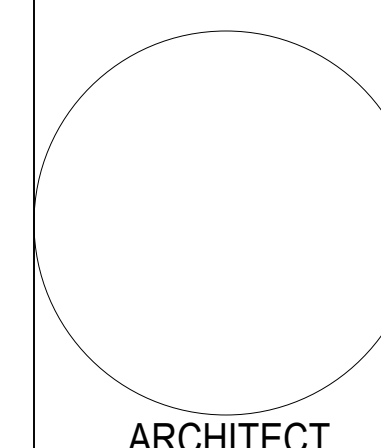
CIVIL
High Mess Consulting Group
 6010 Midway Park Blvd. NE
 Albuquerque, New Mexico 87109
 p_505.345.4250

STRUCTURAL
Walla Engineering Ltd
 500 Marquette NW, Ste. 1500
 Albuquerque, NM 87102
 p_505.881.3008

M/E/P/FP
Bridgers and Paxton
 4600-C Montgomery Blvd. NE
 Albuquerque, New Mexico 87109
 p_505.883.4111

INTERIORS
Studio M
 6501 Americas Pkwy NE Ste. 301
 Albuquerque, NM 87110
 p_505.243.9287

LANDSCAPE ARCHITECT:
GROUNDWORK STUDIO
 500 Marquette NW, Ste. 1500
 Albuquerque, NM 87102
 Albuquerque, NM 87110
 p_505.212.9126



ARCHITECT

UNM Foundation Center for Philanthropy

Design Development

Lomas Blvd. NE
 Albuquerque, NM 87102

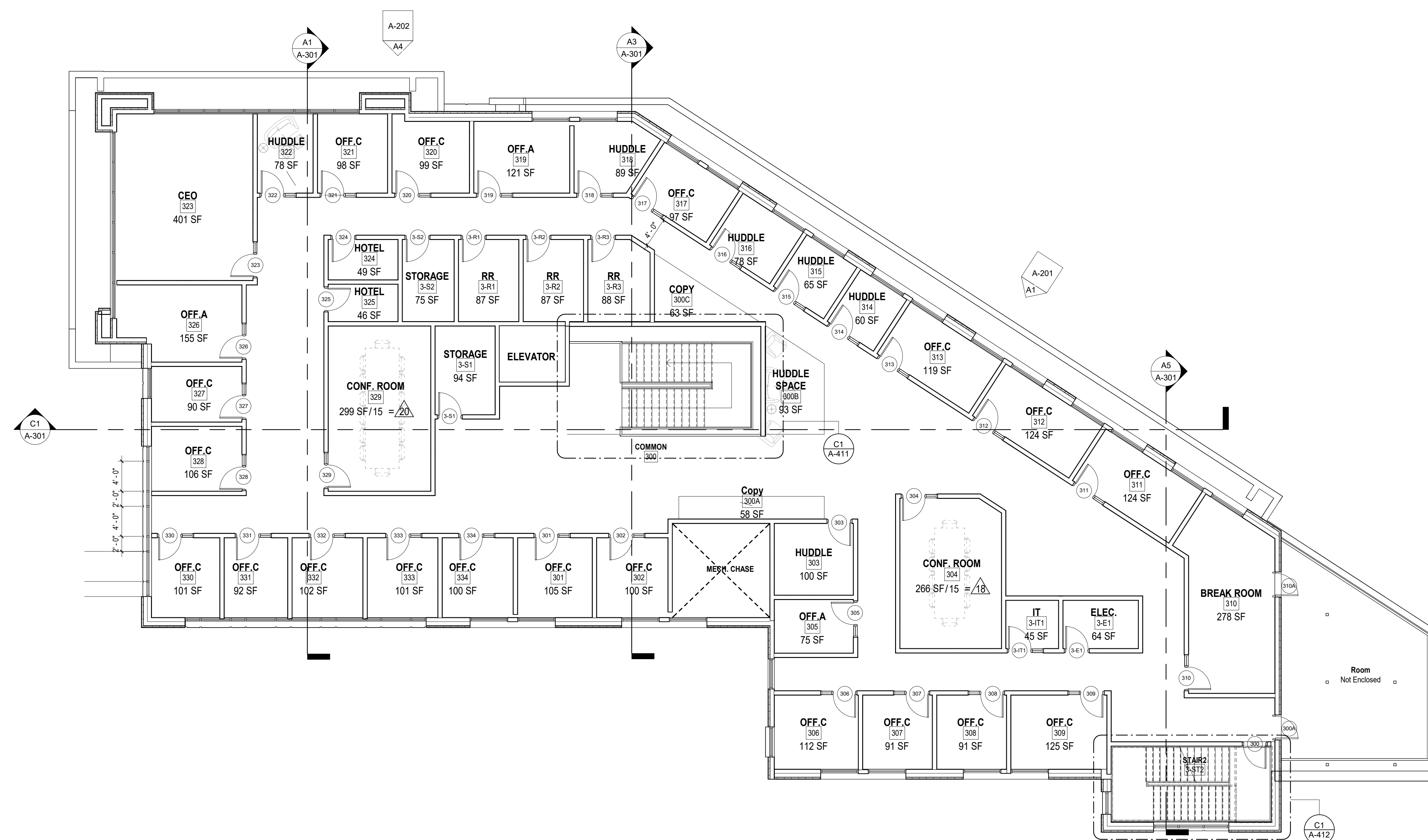
February 5, 2025

MARK	DATE	DESCRIPTION

DRAWN BY: Author
 CHECKED BY: Checker

SHEET TITLE
 THIRD FLOOR PLAN

A-103



A1 THIRD FLOOR PLAN
 1/8" = 1'-0"

GENERAL NOTES

- A. CONTRACTOR SHALL PERFORM DAILY CLEANUP WHEN FINISH GRADE WORK IS BEING PERFORMED.
- B. SEE ENLARGED PLANS FOR RESTROOM LAYOUTS, CASEWORK, ETC.
- C. SEE ROOM MATERIALS LEGEND ON ID SHEETS FOR FLOOR/BASE, WALL AND CEILING MATERIAL INFORMATION.
- D. PROVIDE WOOD BLOCKING IN ALL WALLS FOR SUPPORT OF PARTITIONS, SIGNAGE, ACCESSORIES, AND OTHER WALL SUPPORTED ITEMS AS REQUIRED.
- E. SEE ANSI GUIDELINES FOR INFORMATION REGARDING ACCESSIBILITY REQUIREMENTS.
- F. PROVIDE SEALANT AT INTERSECTIONS OF ALL DISSIMILAR MATERIALS.
- G. COORDINATE ALL PLUMBING FIXTURES WITH THE PLUMBING DRAWINGS. IN CASE OF ANY DISCREPANCY, NOTIFY ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN OF INSTALLATION.
- H. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET LOCATIONS.
- I. FURNISH AND INSTALL 5/8" ABUSE RESISTANT GYP. BOARD TO 8'-0" AFF AT ALL CORRIDOR AND VESTIBULE WALL LOCATIONS.
- J. SEE A-601602 FOR DOOR AND WINDOW SCHEDULE AND A-603604 FOR WINDOW FRAME ELEVATIONS. SEE A-611 FOR WINDOW AND DOOR DETAILS.
- K. SEE PARTITION TYPES ON A-621.

KEYNOTES

- 1 TEST

CONSULTANTS

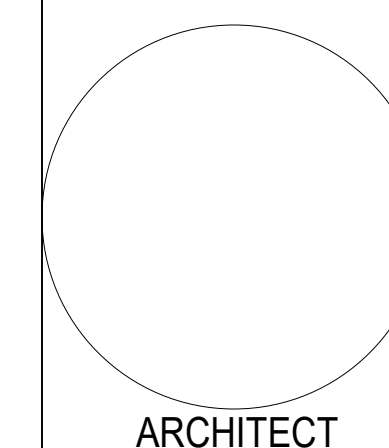
CIVIL
High Mess Consulting Group
 8010 Midway Park Blvd. NE
 Albuquerque, New Mexico 87109
 p_505.345.4250

STRUCTURAL
Walla Engineering Ltd
 500 Marquette NW, Ste. 1500
 Albuquerque, NM 87102
 p_505.881.3008

M/E/P/F/P
Bridgers and Paxton
 4600-C Montgomery Blvd. NE
 Albuquerque, New Mexico 87109
 p_505.883.4111

INTERIORS
Studio M
 6501 Americas Pkwy NE Ste. 301
 Albuquerque, NM 87110
 p_505.243.9287

LANDSCAPE ARCHITECT:
GROUNDWORK STUDIO
 500 Marquette NW, Ste. 1500
 Albuquerque, NM 87102
 Albuquerque, NM 87110
 p_505.212.9126



UNM Foundation Center for Philanthropy

Design Development

Lomas Blvd. NE
 Albuquerque, NM 87102

February 5, 2025

MARK	DATE	DESCRIPTION

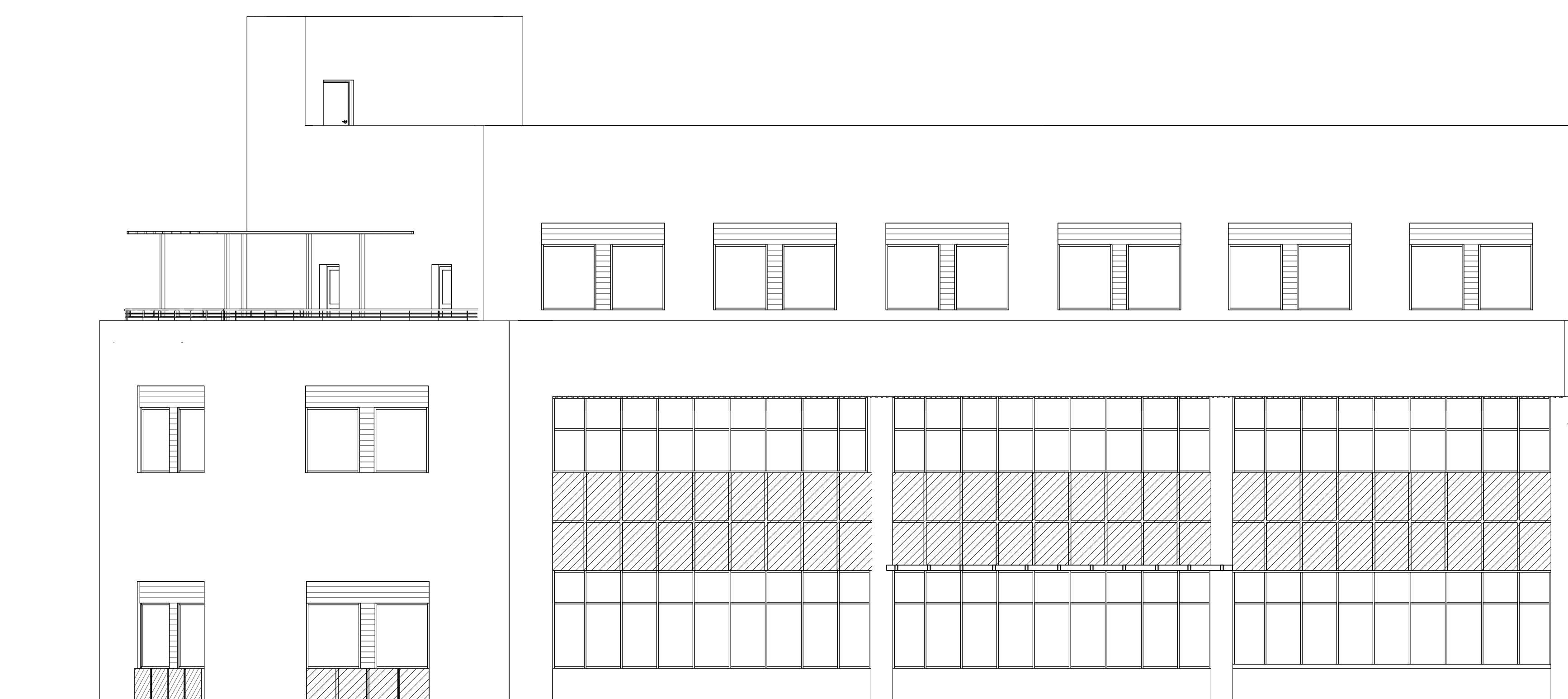
DRAWN BY: _____ Author
 CHECKED BY: _____ Checker

SHEET TITLE
 BUILDING ELEVATIONS

A-201



C1 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



A1 BUILDING ELEVATION - NORTHEAST
1/8" = 1'-0"

GENERAL NOTES

- A. CONTRACTOR SHALL PERFORM DAILY CLEANUP WHEN FINISH GRADE WORK IS BEING PERFORMED.
- B. SEE ENLARGED PLANS FOR RESTROOM LAYOUTS, CASEWORK, ETC.
- C. SEE ROOM MATERIALS LEGEND ON ID SHEETS FOR FLOOR, BASE, WALL AND CEILING MATERIAL INFORMATION.
- D. PROVIDE WOOD BLOCKING IN ALL WALLS FOR SUPPORT OF PARTITIONS, SIGNAGE, ACCESSORIES, AND OTHER WALL SUPPORTED ITEMS AS REQUIRED.
- E. SEE ANSI GUIDELINES FOR INFORMATION REGARDING ACCESSIBILITY REQUIREMENTS.
- F. PROVIDE SEALANT AT INTERSECTIONS OF ALL DISSIMILAR MATERIALS.
- G. COORDINATE ALL PLUMBING FIXTURES WITH THE PLUMBING DRAWINGS. IN CASE OF ANY DISCREPANCY, NOTIFY ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN OF INSTALLATION.
- H. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL WET LOCATIONS.
- I. FURNISH AND INSTALL 5/8" ABUSE RESISTANT GYP. BOARD TO 8'-0" AFF AT ALL CORRIDOR AND VESTIBULE WALL LOCATIONS.
- J. SEE A-601602 FOR DOOR AND WINDOW SCHEDULE AND A-603804 FOR WINDOW FRAME ELEVATIONS. SEE A-611 FOR WINDOW AND DOOR DETAILS.
- K. SEE PARTITION TYPES ON A-621.

KEYNOTES

- 1 TEST

CONSULTANTS

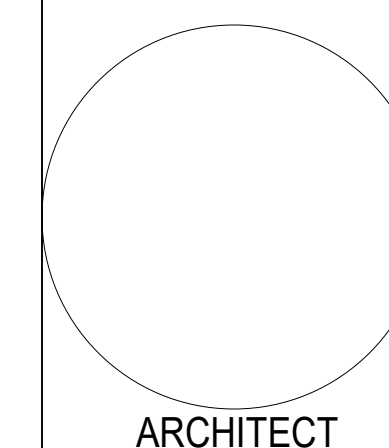
CIVIL
High Mess Consulting Group
 6010 Midway Park Blvd. NE
 Albuquerque, New Mexico 87109
 p_505.345.4250

STRUCTURAL
Walla Engineering Ltd
 500 Marquette NW, Ste. 1500
 Albuquerque, NM 87102
 p_505.881.3008

M/E/PFP
Bridgers and Paxton
 4600-C Montgomery Blvd. NE
 Albuquerque, New Mexico 87109
 p_505.883.4111

INTERIORS
Studio M
 6501 Americas Pkwy NE Ste. 301
 Albuquerque, NM 87110
 p_505.243.9287

LANDSCAPE ARCHITECT:
GROUNDWORK STUDIO
 500 Marquette NW, Ste. 1500
 Albuquerque, NM 87102
 Albuquerque, NM 87110
 p_505.212.9126



UNM Foundation Center for Philanthropy

Design Development

Lomas Blvd. NE
 Albuquerque, NM 87102

February 5, 2025

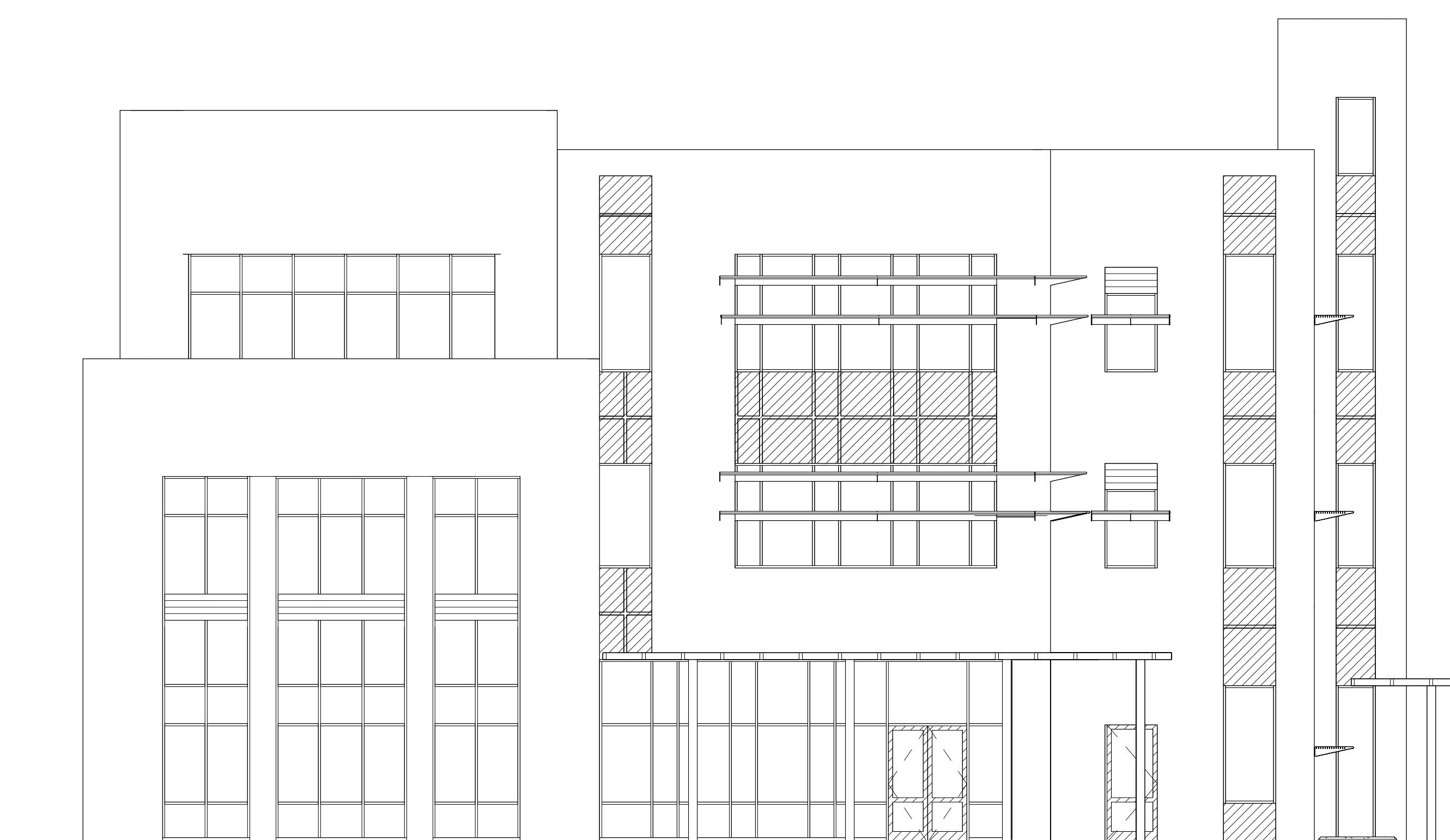
MARK	DATE	DESCRIPTION
------	------	-------------

DRAWN BY: _____ Author
 CHECKED BY: _____ Checker

SHEET TITLE
 BUILDING ELEVATIONS



A4 BUILDING ELEVATION - NORTH
1/8" = 1'-0"



A1 BUILDING ELEVATION - WEST
1/8" = 1'-0"