ADDENDUM #2

Architectural and/or Engineering Design Services
RFP #2026-02

This notice serves as a formal announcement regarding **Addendum 2** and a revision to the project scope of work.

Addendum 2 includes the attached sign-in sheet, agenda and recorded meeting minutes from the pre-proposal meeting. Based on further review and current budget constraints, the following clarification is provided:

Added Scope of Work

- Cultural Hogan at Tibbetts Middle School - $500,000

Security Control Center
The Security Control Center is hereby **removed from the project scope of work in its entirety** due to budget limitations. As a result:

- No expansion of Security Control Center square footage is included.
- No relocation or addition of doors or windows associated with the Security Control Center is included.
- No built-in furniture (casework) associated with the Security Control Center is included.
- No surveillance equipment design, procurement, electrical power, rough-in, low-voltage cabling, or coordination related to the Security Control Center is included in the design team's scope of work.

Any prior questions or discussions regarding Security Control Center space requirements, surveillance equipment procurement, owner-furnished equipment, IT vendor responsibilities, or related design scope are rendered **not applicable** under the current project scope.

All other aspects of the project remain unchanged unless noted in a subsequent addendum.

ARCHITECTURAL AND/OR ENGINEERING DESIGN SERVICES RFP #2026-02 MANDATORY PRE-PROPOSAL MEETING

Location:	FMS Board Room
Date:	January 20, 2026
Time:	1:00 pm

AGENDA DETAILS

I. INTRODUCTIONS

a. Candice Thompson – FMS Construction Coordinator
b. Isaac Gamboa – FMS Executive Director of Operations & Athletics
c. Lisa Evans – FMS Paymaster Chief Procurement Officer
d. Lisa Eaker – FMS Admin Assistant for Operations Dept.

II. SCOPE OF WORK

The Farmington Municipal School District ("the District") is soliciting proposals from qualified architectural firms to provide comprehensive architectural and engineering design services for various educational facility projects.
The selected firm will provide comprehensive professional services to support the District in the planning, design, and construction administration of multiple capital improvement projects. These projects include:
• Renovation and modernization of the C.A.T.E. Facility
• Restroom renovations at Esperanza Elementary School
• Press box renovation and the addition of ADA-compliant restrooms at Hutchison Field, Farmington High School
• Electrical system upgrades for the gymnasium at Piedra Vista High School
• Security control center at Central office
The firm will be expected to deliver coordinated design solutions, ensure compliance with all applicable codes and standards, and oversee project execution through successful completion. The purpose of this RFP is to identify and contract with a firm that demonstrates:
• Experience with K–12 or higher education projects
• Ability to deliver innovative, functional, and sustainable designs
• Proven record of maintaining budget and schedule

III. ESTIMATED BUDGETS

- Renovation & modernization of the C.A.T.E. Facility - $ 1.2 million
- Restroom renovations at Esperanza Elementary school - $155,000

- Press Box Renovation and addition of ADA- compliant Restrooms at the Hutchison Field, FHS - $ 2 million
- Electrical System Upgrades for the gym at PVHS - $150,000
- Security Control Center at Administration Office - $100,000
- Cultural Hogan at Tibbetts Middle School - $500,000
- **Projects are not associated with PSFA funding**

IV. SCHEDULE

EVENT	DATE
RFP Issued	January 07, 2026
Mandatory Pre-Proposal Meeting	January 20, 2026 at 1:00 PM local time at 3401 E. 30th Street, Suite A Farmington, NM 87402
Deadline for Questions	January 22, 2026
Deadline for Response to Questions	January 23, 2026
Proposals Due	February 04, 2026 at 2:00 PM local time
Interviews	TBD
*Selection(s) and Notification(s)	February 11, 2026
*Contract Award(s)	February 13, 2026

RFP #2026-02 ARCHITECTURAL/ENGINEERING DESIGN SERVICES
PRE-PROPOSAL CONFERENCE
TUESDAY, JANUARY 20, 2026

Company	Name	Title	Email	Phone
HDM DESIGN GROUP	CHRISTOPHER MANCUSO	ARCHITECT	cmancuso@hdmdesigngroupnm.com	505-998-6433
DATALINX TECHNOLOGY SOLUTIONS	MICHAEL LOUTON	BUSINESS DEVELOPMENT SPECIALIST	Mike@DataLinxNM.com	505-546-9390
Ag Solutions	Trey Ayllon	Business development	Trey@agsnm.com	505-801-4801
Ag Solutions	Lemuel Harvey	" "	lemuel@agsnm.com	5052058350
Reynolds Ash & Assoc	Tracy Reynolds	Architect	treynoldsc ra-ac.com ~~rarac.com~~	9707590490
FBT ARCHITECTS	XANDRIA TODEA	Intern Architect	xnt@fbtarch.com	505-360-3896
MENE ENGINEERING	DUSTIN SULLIVAN	MEP ENGINEER	DUSTIN@MENEENGINEERING.COM	970 385 1570
" "	Nate Brush	MEP Engineer	nate@meneengineering.com	970 385 1570
Greer Stafford Architects	Chris van Dyck	Architect	cvandyck@greer-stafford.com	5056880983
Formative Architecture	Noreen Kramme	Marketing Director	noreenk@formativearchitecture.com	505-249-5186
FMS	Candice Thompson	Owner	cathompson@FMS.K12.nm.us	505-486-4177
FMS	Isaac Gamboa	Owner	igamboa@fms.k12.nm.us	505-977-3378

RFP #2026-02 ARCHITECTURAL/ENGINEERING DESIGN SERVICES
PRE-PROPOSAL CONFERENCE
TUESDAY, JANUARY 20, 2026

Company	Name	Title	Email	Phone
FMS	Dria Ellis	Assistant CFO	[illegible]	505 599 0790
Fms	Lisa Eaker	Admin. Asst.	leaker@fms.k12.nm.us	599-0783

01-20 Meeting: RFP Architectural & Engineering Services

RFP Pre-Proposal Meeting Summary: Architectural & Engineering Services

1.0 Meeting Metadata

- **Meeting Title:** Mandatory Pre-Proposal Meeting for Architectural & Engineering Design Services
- **Client:** Farmington Municipal School District (FMSD)
- **Meeting Date:** January 16, 2024 (Inferred from RFP issue date of Jan 7th and the meeting being referred to as “today”)
- **Recording Status:** The meeting was recorded, with a commitment to share transcribed notes.
- **Reference Document:** Request for Proposal (RFP) for Architectural & Engineering Design Services

2.0 Participants

- **Farmington Municipal School District (FMSD) Representatives:**
  - Candace Thompson, FMS Construction Coordinator
  - Isaac Gamboa, FMS Operations Director
  - Lisa Evans, FMS Chief Technology Officer (CTO)
  - Lisa Eaker, FMS Operations Admin. Assistant
- **Vendor Representatives (Potential Bidders):**
  - Andrea, CEO (Firm: Tech - Inferred)
  - Mike (Firm: Brooklyn Technology)
  - [Name Unclear] (Firm: DataLinks, Technology Solutions)
  - Grace (Firm: Unspecified)
  - Maria (Firm: Unspecified)
  - Trelia (Firm: AG Solutions)
  - Lenny O’Harvey (Firm: AG Solutions)
  - Justin Sullivan (Firm: ME&E)

    - Chris Van Dyke (Firm: Career Staffer Architects)
    - Tracy Roms (Firm: Roms Action Architects)

3.0 Purpose and Agenda

- **Primary Purpose:** To provide qualified architectural firms with details on the scope, budget, and timeline for various capital improvement projects and to answer questions regarding the RFP.
- **Strategic Context:** The district is seeking to contract with a firm (or firms) with proven experience in K-12/higher education projects, sustainable design, and a track record of maintaining budget and schedule adherence.
- **Key Expectation (Client Sentiment):** Candace Thompson (Construction Coordinator) stated, “Functional and effective design is what we’re looking for,” and “if we come out under budget, it’s even better.” Isaac Gamboa (Operations Director) emphasized, “We’re not looking for Taj Mahal. We’re looking for functional, something that’s going to last and fits within our budget.”

4.0 RFP and Proposal Submission Details

4.1 RFP Schedule

- **RFP Issued:** January 7, 2024
- **Mandatory Pre-Proposal Meeting:** January 16, 2024
- **Deadline for Questions:** January 22, 2024
- **Deadline for District Response to Questions:** January 23, 2024
- **Proposals Due:** February 4, 2024
- **Interviews:** To be determined (TBD)
- **Selection and Notifications:** February 11, 2024
- **Possible Contract Award:** February 13, 2024

4.2 Proposal Submission Requirements

- **Fee Structure:** Bidders must submit a fee proposal broken down per project.
    - **Attribution:** Candace Thompson (Construction Coordinator).
- **Project Selection:** Firms can choose to submit proposals for only the projects they are interested in.
    - **Attribution:** Candace Thompson (Construction Coordinator).
- **Deliverables:** One (1) original hard copy and five (5) separate electronic copies are required.

    - **Clarification:** Lisa Evans (CTO) confirmed a preference for five separate thumb drives, each with one copy of the proposal.

- **Consultant Work:** Bidders must include costs for necessary consultant work, such as geotechnical surveys, in their fee proposal.
    - **Attribution:** Tracy Roms (Roms Action Architects) asked for clarification, and Candace Thompson (Construction Coordinator) confirmed.

4.3 Contract Award

- **Award Strategy:** The district may award contracts to multiple vendors for different projects.
    - **Attribution:** Candace Thompson (Construction Coordinator).
- **Funding Source:** None of the listed projects are associated with Public School Capital Outlay Council (PSCOC) funding. This allows for more schedule flexibility.
    - **Attribution:** Candace Thompson (Construction Coordinator).

5.0 Project Scopes, Budgets, and Timelines

5.1 CATE Facility Renovation and Modernization

- **Total Project Budget:** $1.2 million
- **Scope:**
    - **Phase 1 (High Priority):** New construction of a metal classroom building for construction trades.
        - **Size:** 5,000 to 8,000 sq. ft.
        - **Features:** Must accommodate construction trade equipment, require a sprinkler system, ventilation, and significant electrical pull.
        - **Client-Provided Items:** The district will purchase all equipment beforehand and provide the specs (e.g., voltage requirements) to the selected firm.
        - **Location:** Preferred site is the north playground area between the Central Kitchen and the CATE building off Court Street. The playground canopy will remain.
    - **Phase 2 (Separate, Lower Priority):** Interior renovations of the existing CATE facility to convert former pre-K classrooms for adult/high school student use. This includes renovating restrooms to be suitable for adults.

        - **Constraint:** Phase 2 is highly dependent on the final cost of Phase 1.

- **Engineering Needs:** Civil engineering work, survey, and Geotech reports are required.
- **Timeline: Urgent.** Phase 1 is funded by bond money available in April 2024. The district is ready to "go pretty hard on that project pretty quick."
    - **Attribution:** Isaac Amboa (Operations Director).

5.2 Esperanza Elementary School Restroom Renovations

- **Total Project Budget:** $155,000
- **Scope:** Renovation of restrooms identified in the facility master plan. A site walkthrough will be required to confirm which specific restrooms (e.g., student vs. staff) are to be renovated.
    - **Attribution:** Isaac Amboa (Operations Director).
- **Timeline:** Funded by bond money available in April 2024.
    - **Attribution:** Isaac Amboa (Operations Director).

5.3 Farmington High School (FHS) Press Box Renovation

- **Total Project Budget:** $2 million
- **Scope:** Renovation of the existing press box at Hutchinson Field and the addition of new ADA-compliant restrooms.
    - **Initial Concept:** The original goal was a full rebuild, but this was revised due to space and mobility constraints. The new goal is to renovate and expand the usable area within the existing footprint.
    - **New Construction:** The ADA-compliant restrooms will be new construction. The district is open to a modular building solution.
    - **HVAC:** The existing HVAC system is non-functional; a new system is required.
- **Risks & Constraints:**
    - **High Risk:** The building is old, and ADA compliance for the rest of the structure (which is attached to the auxiliary gym) is a major consideration.
        - **Attribution:** Isaac Amboa (Operations Director).
    - **Medium Risk:** Asbestos is a potential issue, though believed to be less significant than initially thought.

- **Timeline:** This is a Year 2 bond project. Funds will be available in March 2027.
    - **Attribution:** Isaac Amboa (Operations Director).

5.4 Piedra Vista High School (PVHS) Gymnasium Electrical Upgrades

- **Total Project Budget:** $150,000
- **Scope:** Upgrade the electrical system in the gymnasium.
    - **Primary Driver (High-Severity Concern):** Currently, lights are operated from a breaker panel, creating a safety issue. An incident occurred where an HVAC chiller was mistakenly shut off instead of the lights.
        - **Attribution:** Candace Thompson (Construction Coordinator).
    - **Additional Needs:** Improve electrical access for floor maintenance contractors, who previously had to run cables through the ceiling. The project also includes upgrading the gym to LED lighting.
        - **Attribution:** Isaac Gamboa (Operations Director).
- **Timeline:** This is a capital outlay project. Funds are expected in February 2024 and will be available to spend starting in October 2024.
    - **Attribution:** Isaac Gamboa (Operations Director).

5.5 Central Office Security Control Center

- **Total Project Budget:** $100,000
- **Scope:** Convert an existing mail room at the central office into a security control center.
    - **Functionality:** The room will house monitors for real-time camera surveillance, radio communication systems, and will require access controls on the door.
    - **Design Inspiration:** The district would like to model it after the security room at San Juan College, but on a much smaller, more scalable “small-scale” version. The goal is to have the infrastructure in place for future upgrades.
        - **Attribution:** Isaac Gamboa (Operations Director).
- **Timeline:** Funds are already available and ready to go.
    - **Attribution:** Isaac Gamboa (Operations Director).

5.6 Cultural Hogan Activity Center (Middle School)

- **Total Project Budget:** $500,000
- **Scope:** Build a small Hogan structure to be used as a classroom.
    - **Location:** To be determined (TBA), but will be sited on a location with an existing mobile home that was used by security. The intent is to use the existing utilities (water, gas).
    - **Size:** Maximum of 800 sq. ft.
    - **Design Challenge:** The client wants to incorporate traditional Hogan aspects (e.g., dirt flooring, traditional fireplace) while ensuring the structure meets all building codes for occupancy. The selected firm will be relied upon heavily for this expertise.
        - **Attribution:** Candace Thompson & Isaac Amboa.
    - **Construction Type:** The district has considered prefab options.
- **Engineering Needs:** Geotech report is likely needed for the foundation design. Survey may be needed.
- **Related Projects (Separate Budget):** The district is considering a community garden across the street to tie into the Hogan project. This is not part of the $500,000 budget.
- **Timeline:** Funds are already available and ready to go.
    - **Attribution:** Isaac Gamboa (Operations Director).

6.0 Open Questions and Unresolved Issues

- **Existing Drawings:** A question was raised about the availability of existing drawings (“as-builts”) for the FHS press box (built in '94).
    - **Status: Unresolved.** Candace Thompson (Construction Coordinator) and Chris Van Dyke (Career Staffer Architects) believe some digitized plans may exist, but it is not confirmed. If not available, new documentation will be required.
- **Esperanza Restroom Locations:** The specific restrooms to be renovated at Esperanza Elementary are not yet identified.
    - **Next Step:** A site visit is required to finalize the scope.

- **Hogan Site Conditions:** A site walkthrough is needed to assess existing conditions and utilities at the proposed Hogan location.
    - **Attribution:** Isaac Amboa (Operations Director).

7.0 Action Items and Follow-Up

- **Action Item (For All Vendors):** Submit any further questions to Candace Thompson by the January 22nd deadline.
- **Action Item (For FMSD):** Candace Thompson will compile notes from the recorded meeting and distribute them to attendees.
- **Action Item (For FMSD):** If requested, Candace Thompson will provide maps showing the proposed locations for the Hogan and CATE Center projects.
- **Action Item (For FMSD):** FMSD representatives will investigate the availability of existing as-built drawings for the FHS press box.