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## From bid to build: A tale of two NM construction projects

🔑 **SUBSCRIBER CONTENT:** May 22, 2018, 11:39am MDT

General contractors work on all types of projects. Public projects have processes and rules that private projects do not. Every project comes with its own set of hurdles and unique situations. Here are two projects and how they differed, from winning bids to special safety measures.

For more on how New Mexico's buildings get constructed and how that impacts business, [see our special report](#).

### **Public**

#### **Albuquerque International Sunport Snow Barn Complex**

Richardson and Richardson Inc., based in Albuquerque  
Awarded on low bid

Subcontractors chosen by comparing bids received before deadline, no "shopping" bids

Project was right on the runway, so had to ensure nothing impeded air traffic, no trash or dust obscured the runways

Employees and subcontractors had to be properly badged and/or escorted to the worksite

Won a 2017 Associated General Contractors Best Buildings Award, \$2.5 million to \$5 million project

"New Mexico has quite a few restrictions and steps for permitting. One thing that is good about the new zoning ordinance is that the parking requirements have changed, which cuts down the amount of paved area that you see older properties with, such as empty grocery store lots. Another issue contractors deal with is that utilities (water, gas, power) are separate entities not tied to the city or the permit. Each has their own rules and regulations that may or may not be part of the permitted plans, so confusion can arise," [Katy Richardson](#), marketing director of Richardson and Richardson, said.

### **Private**

#### **Hotel Chaco**

Klinger Constructors, based in Albuquerque

Owner issued an RFP to multiple contractors, evaluated and interviewed top submissions

Contractor worked with design team and owner on design options and material selections

Construction was next to an existing occupied facility so extra planning and communication went in to make sure construction didn't interrupt 24/7 operation next door

A mock-up room was created early on, allowing owner, designers and contractors to modify, adjust or add details and was made available for marketing and training

Won 2017 ABC NM Excellence in Construction Award, Large Project Over \$20M

"The weather is great for our industry here in Albuquerque and most areas of New Mexico ... We have a very talented workforce based on their flexibility and ability to adapt to different types of projects ... Our construction community is



NICK MERRICK  
Hotel Chaco

very diverse and all companies work together well under the team concept. For improvement, before construction starts it would help to have less bureaucracy related to infrastructure and permitting requirements. Other states have similar checks and balances for new construction but use faster and better processes," Tom Novak, CEO of [Klinger Constructors](#), said.

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