

## Sky City Travel Center Renovations

This design-build project for Acoma Business Enterprises converted an older, worn down truck stop into a vibrant Travel Center located 60 miles west of Albuquerque on Interstate 40 across the road from ABE's Sky City Hotel and Casino.

The project began as a complete gutting, remodel and doubling in size of the existing convenience store that had been cobbled together over the years. The remodel area included new restrooms, cashier areas, food service areas, a slot machine area and an electronic game machine area.

To keep the facility operational throughout the project, the existing convenience store was remodeled in two phases while the new electrical service was installed. After installing the new electrical service that ran beneath the new restrooms to the new electrical room and then relocating the backup generators, the addition phase was able to proceed.

While BSC was completing the store remodel and addition, ABE was negotiating for a fast food restaurant to add to the synergies that they were bringing together on this property. This phase of the project demolished the existing dilapidated Laundromat located on the highway side of the remodeled Travel Center and replaced it with a new structure for a McDonald's.

By this time, facility traffic had increased substantially, and the major challenge was to keep the project on track while avoiding disruption to the Travel Center's ongoing operations that included semi-trucks filling from the diesel pumps on the west side, passenger traffic filling from the gasoline pumps on the east side and the remodeled Travel Center that was doubling its previous revenues on the north side.

The negotiated design-build method of contracting proved very successful for ABE on these projects. By having BSC control the projects from initial design to final delivery, the overall project delivery has been expedited, design has been improved via BSC's drawing and constructability reviews, ABE's financial commitments have been controlled via BSC's budget estimating and in-budget project delivery, ABE has been able to plan their marketing for on-time project delivery, and it has enabled BSC to provide immediate responsiveness to the inevitable unknowns in a remodel project and incorporate the numerous owner requested changes that occurred as construction proceeded.



Location..... Acoma, New Mexico  
 Owner ..... Pueblo of Acoma  
 Architect..... Dyron Murphy  
 Cost.....\$3.6M  
 Size .....17,100 sf  
 Completed .....July 2005

