



Sole Source Application and Determination Form

A sole source determination is not effective until the sole source application for determination has been posted on the Purchasing website for thirty (30) calendar days without protest and is subsequently approved in writing by the Vice President of Administration and Finance.

1. Name of Department: Playas Research and Training Center (PRTC)
Contact Name: Linda Gomez
Phone: 575-654-3513
Email: linda.gomez@nmt.edu

2. Name of Prospective Vendor: Ace or Kay Peterson (Mountain Village Lease)
Contact Name: Ace or Kay Peterson
Phone: 575-494-2744
Email: acekaypeterson@gmail.com
Estimated Cost: \$25,000.00
Duration (for Services or Professional Services – limited to four years): Four (4) years
(through March 2030)

3. Purpose/need for purchase and detailed list of items of tangible property, services, or professional services:

To secure continued use of privately-owned land adjacent to the existing PRTC training facility for conducting realistic training scenarios and operational exercises for customers. The leased property provides necessary space, terrain, and separation required to safely conduct training activities in a remote environment.

4. Detailed explanation of criteria developed for this purchase:

The criteria for this purchase included proximity to the existing PRTC training facility, sufficient land area to support scenario-based training activities, remote location, appropriate terrain.

5. Provide a detailed, sufficient explanation of the reasons, qualifications or unique capabilities of the prospective vendor that make that prospective vendor the one source for providing the items of tangible property, services, or professional services:

The prospective vendor owns the privately held land directly adjacent to the existing PRTC training facility currently used for customer training operations. The Proximity of this property allows it to be integrated with the training site, supports space, terrain, and separation required for realistic scenario- based training exercises. Due to the location of the property and the fact that the vendor is the legal owner of the land, no other vendor can provide access to this specific parcel required to support the existing training environment. The use of non-adjacent land would not meet operational requirements for continuity, safety, and integration with established training facility.

6. Provide a detailed, sufficient explanation of how the items of tangible property, services, or professional services is/are unique and how this uniqueness is substantially related to the intended purpose of the department/grant:

The leased property is unique due to its location directly adjacent to the existing PRTC training facility and its suitable for conducting realistic training scenarios in a remote environment. This proximity allows the land to be integrated with the training site to provide adequate space, terrain and safety separation required for scenario-based training.

7. Please provide a narrative description department's due diligence in determining a basis for the procurement. Include:
- a. method used to research and review other available sources (i.e. list of potential vendors from Purchasing, internet, state pricing agreements, purchasing cooperatives)
 - b. list of vendors contacted, the date and method of contact (i.e. email, phone call)
 - c. documentation explaining why:
 - i. those vendors cannot provide the required items of tangible property, services, or professional services
 - ii. other similar items of tangible property, services, or professional services cannot meet the intended purpose of department/grant:

PRTC conducted a review to determine whether other sources could provide land suitable for the intended training operations. The primary criteria included proximity to the existing training facility, ability to integrate with established training environment, and availability of a remote location appropriate for scenario-based training. It was determined that the required property must be directly adjacent to the existing site to support operational continuity, safety separation, and integrated training exercises. Because land ownership is specific to the property and location, no other vendors can provide access to this parcel. Alternative properties not adjacent to the facility would not meet the operational requirements.

I certify I have performed thorough and diligent research and analysis to determine that Ace or Kay Peterson is the only source capable of providing the required Lease of Mountain Village. I understand that violations of the New Mexico Procurement Code (Chapter 13, Article 1 NMSA 1978) can carry severe penalties. I affirm that the information provided in this Sole Source Determination is true and accurate to the best of my knowledge and belief.

Name, Title:

Linda Gomez- Administrative Secretary I

AdobeSign/Date
Linda Gomez 03/11/2026

Review: Purchasing Services: Lisa Majkowski, Director *Lisa Majkowski* 03.16.2026

Website Posting Date: 03/16/2026

Posting Expiration Date: 04/16/2026

Protested (Yes/No):

Approval: Delilah A. Walsh
Vice President of Administration and Finance


Delilah Walsh (Mar 16, 2026 14:48:20 MDT)

16-Mar-2026

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