Albuquerque Bernalillo County
Water Utility Authority

PO Box 568
Albuquerque, NM 87103
www.abcwua.org

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May 5, 2025

Francisco Hernandez III
Kimley Horn
401 B Street, Suite 600
San Diego, CA 92101

RE: Water and Sanitary Sewer Availability Statement #241215
Project Name: Target ABQ W - Coors Pavilion
Project Address: COORS BLVD NW ALBUQUERQUE NM 87120
Legal Description: "Lots 1- 7 Plat of Lots 1 thru 9 Coors Pavilion (being a replat of TractX-1-A2, University of Albuquerque Urban Center; and Lots 8-A, 8-B, 8-C and Lots9-A, 9-B, 9-C Coors Pavilion (being comprised of Lots 8 and 9 Coors Pavilion). "
UPC: 101106017544420810; 101106017544420811; 101106017544420812; 101106017544420813; 101106017544420814;
Zone Atlas Map: G-11-Z

Dear Mr. Hernandez:

Project Description: The subject site is located on the north side of Saint Josephs Drive and west of Coors Boulevard, within the City of Albuquerque. The proposed development consists of approximately 12.8 acres and the property is currently zoned NR-C for non-residential – commercial use. The property lies within the Pressure Zone 2WR in the College Trunk.

The Request for Availability indicates plans to construct a new 127,735 SF retail building and associated improvements. It is understood that there is a platting action that will consolidate the existing lots for the proposed development.

Existing Conditions:

Water infrastructure in the area consists of the following:

- Eight-inch PVC distribution line (project # 26-6223.82-17) along the northeastern and eastern boundaries of the property.
- Eight-inch PVC distribution line (project # 26-6588.92-16) along Saint Josephs Drive.
- 16-inch concrete cylinder transmission line (project # 09-012-76) along Saint Josephs Drive.
- Ten-inch PVC distribution line (project # 26-6223.81-01) from Saint Josephs Drive north along the southwestern boundary of the property.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (project #26-6223.82-17) along the northeastern and eastern boundary of the property.

- Eight-inch PVC sanitary sewer collector (project #26-6588.92-16) along Saint Josephs Drive.

Water Service: The submitted utility plan proposes a three-inch water line connecting to the existing ten-inch line along the western boundary to the eight-inch line along the eastern boundary. A three-inch line is not sufficient for the required fire flow, nor does it meet minimum diameter requirements for a public water line. This proposed line must be a ten-inch public line to loop the water lines necessary to provide the required fire flow capacity. A public water line easement is required for this public water line.

New metered water service to the property can be provided via routine connection to the existing ten-inch distribution line along southwestern boundary of the property, the eight-inch distribution line along Saint Josephs Drive, the eight-inch distribution line along the northeastern boundary of the property, the eight-inch distribution line along the eastern boundary of the property, and the new ten-inch line identified above. An easement may also be required to access the existing ten-inch line along the southwestern edge of the property. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and the collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Sanitary Sewer Service: New sanitary sewer service can be provided via routine connection to the existing eight collector along the northern and eastern boundary of the property and/or along Saint Josephs Drive. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Fire Protection: From the engineer's calculated fire flow, the instantaneous fire flow requirements for the project are 4000 GPM gallons per minute. Five fire hydrants are required. There are no existing hydrants available and five new hydrants are proposed with this project on a proposed private line. As modeled using InfoWater™ computer software, the fire flow **CANNOT** be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at a connection for a proposed ten-inch public line and the private fire line connection.

To provide the required fire flow, infrastructure improvements are required. As modeled using InfoWater™ computer software, the fire flow **CAN** be met by implementing the

infrastructure improvements described in the preceding Water Service section of this document.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system. Private fire pumps shall not take suction directly from the public water system. If private fire pumps are proposed to connect to the public system, coordination with the Water Authority is required to determine if the private pump will have adverse impacts on the public system such as cavitation and/or water hammer.

Cross Connection Prevention: Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations, or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration, or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker, or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source, or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceed ANSI/NSF Standard 60 61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches, possible connection fittings, or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Easements and Property: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. For larger meters that require a meter vault, a 35-foot by 35-foot easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property is to be transferred to the Water Authority for the installation of facilities to be owned by the Water Authority such as pump stations, reservoirs, wells, lift stations, or any other facility.

The Water Authority shall be granted perpetual, exclusive easement(s) in gross for the construction, installation, maintenance, repair, modification, replacement, and operation of public water and sanitary lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: The design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Work Order process. The developer is responsible for verifying with the City of Albuquerque to confirm that the project does not need to go through the city work order process. Designs must be performed by a licensed, professional engineer registered in the state of New Mexico. Construction must be performed by a licensed (GF9 or GF98) and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, A UEC charge will be paid to the Water Authority at the time of meter sale or application for service for all properties connecting to the water and/or wastewater system. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

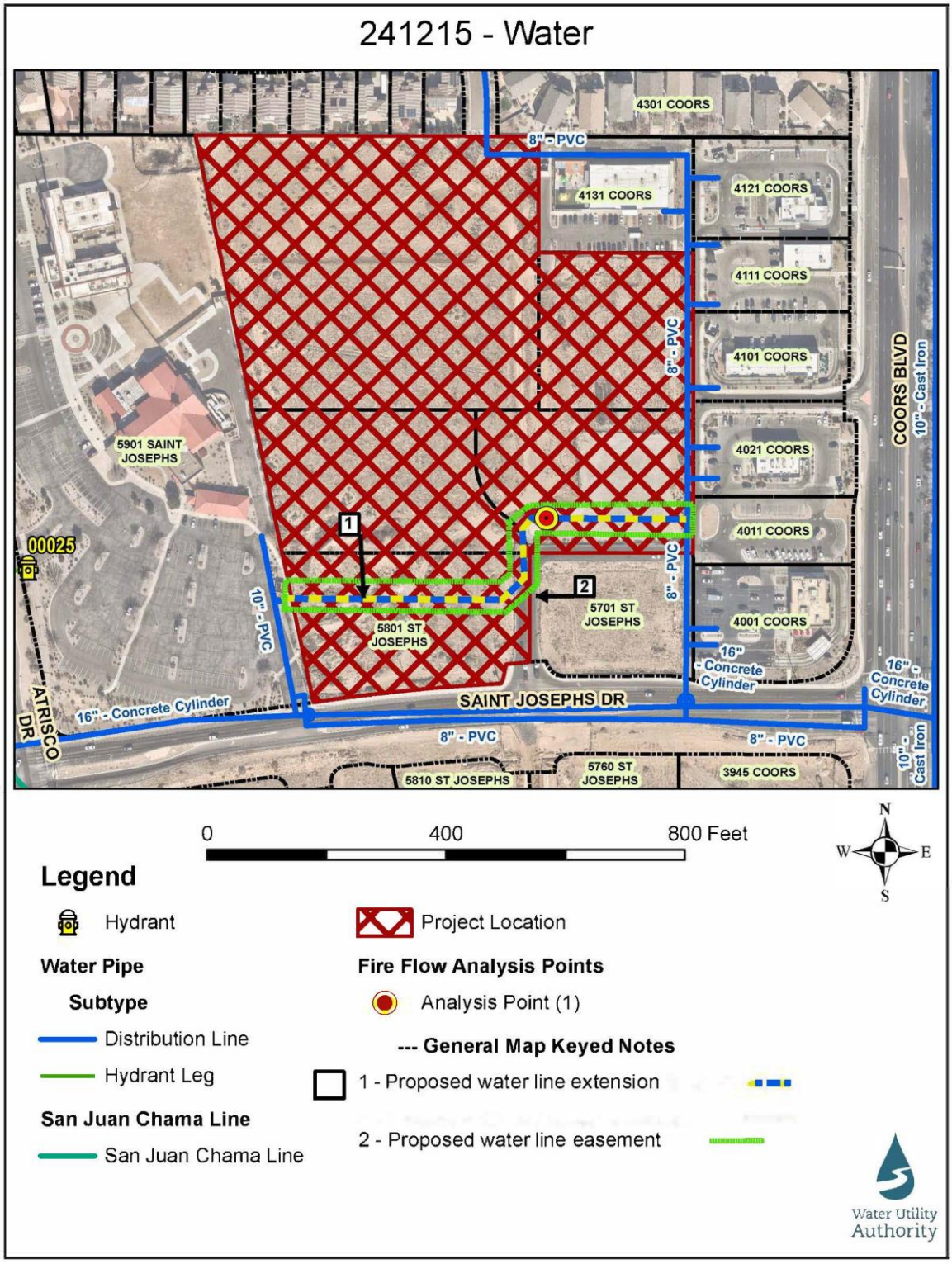
Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,

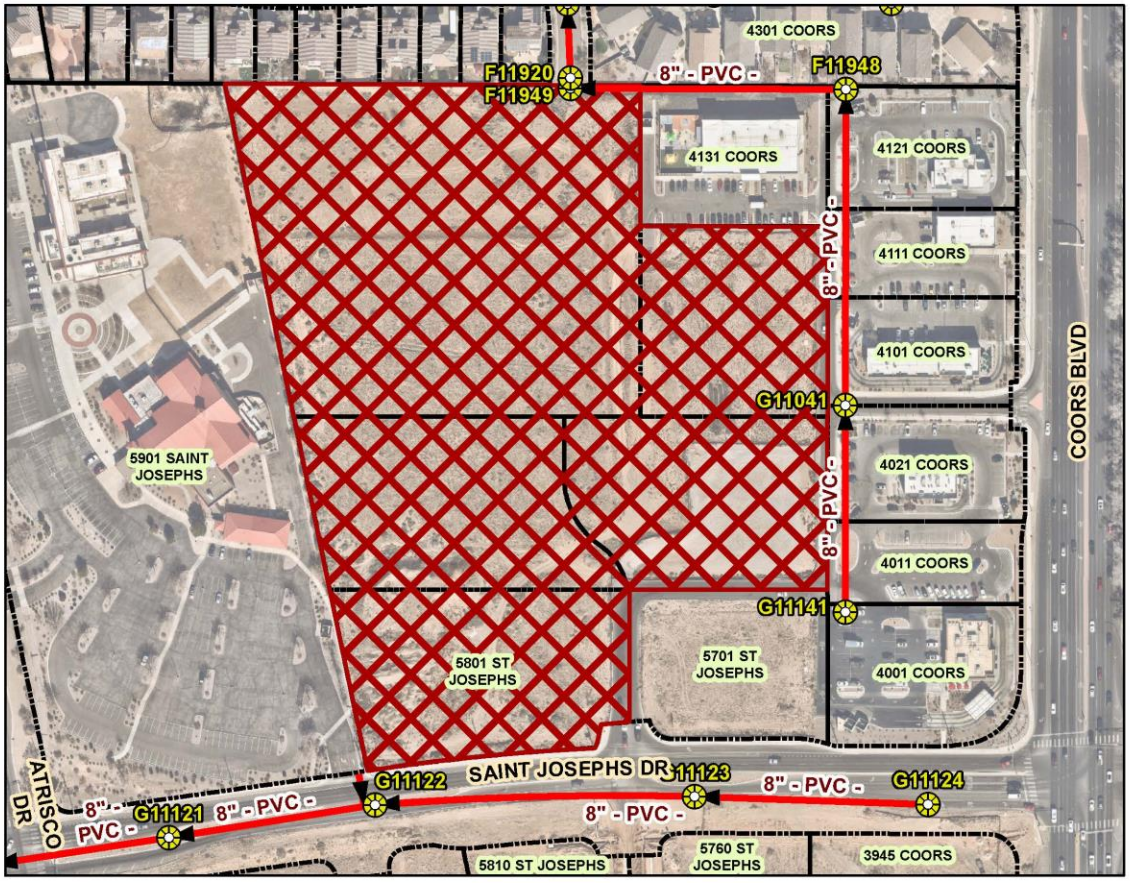
Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #241215**


241215 - Water
4301 COORS
8" - PVC
4131 COORS
4121 COORS
4111 COORS
4101 COORS
4021 COORS
4011 COORS
4001 COORS
COORS BLVD
10" - Cast Iron
8" - PVC
5901 SAINT JOSEPHS
00025
1
2
5801 ST JOSEPHS
5701 ST JOSEPHS
10" - PVC
16" - Concrete Cylinder
SAINT JOSEPHS DR
ATRISCO DR
8" - PVC
5810 ST JOSEPHS
5760 ST JOSEPHS
3945 COORS
0
400
800 Feet
N
W
E
S
Legend
Hydrant
Project Location
Water Pipe
Subtype
Distribution Line
Hydrant Leg
San Juan Chama Line
San Juan Chama Line
Fire Flow Analysis Points
Analysis Point (1)
--- General Map Keyed Notes
1 - Proposed water line extension
2 - Proposed water line easement
Water Utility Authority

241215 - Sanitary Sewer



0 400 800 Feet

N W E S

Legend

- Sewer Manhole
- Project Location

Sewer Pipe

Subtype

- COLLECTOR

Water Utility Authority