

From: [Hernandez, Francisco](#)
To: [Roeder, James A.](#); [Rodenbeck, Jay B.](#); [Biazar, Shahab](#); [Verhage, Kathleen M.](#)
Cc: [Webb, Robert L.](#); [Boylan, Jacob](#)
Subject: RE: IIA and new FG amount for Coors Pavilion (Target site), CPN 622385
Date: Tuesday, May 20, 2025 12:39:17 PM

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Jim,

Appreciate the phone call yesterday and all the information below!

The Financial Guaranty Amount request application is now submitted through ABQ-PLAN.

Best Wishes,

Francisco Hernandez III, P.E. (CA, FL, GA, HI, NM, TX), QSD/P (CA)

Kimley-Horn | 401 B Street, Suite 600, San Diego, CA 92101

Direct: (619) 272-7187 | Main: (619) 234-9411

Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

From: Roeder, James A. <jroeder@cabq.gov>

Sent: Monday, May 19, 2025 1:50 PM

To: Hernandez, Francisco <Francisco.Hernandez@kimley-horn.com>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Verhage, Kathleen M. <kverhage@cabq.gov>

Cc: Webb, Robert L. <rwebb@cabq.gov>; Boylan, Jacob <jboylan@cabq.gov>

Subject: IIA and new FG amount for Coors Pavilion (Target site), CPN 622385

Good afternoon Francisco.

To summarize our phone conversation, the infrastructure list from 2021 will be superseded once the draft (currently under review) is signed off. So, please prepare a request for financial guaranty (FG) amount based on the draft infrastructure list (IL), and submit it to me through ABQ-Plan, using the application named: *Financial Guaranty Amount Request*

I will review your estimate and prepare your FG amount letter accordingly.

Then, since the developer is the same and the agreement (IIA) is approaching expiration, we will use an "amend and extend" agreement to amend the scope per the new IL, and extend the construction completion deadline, as well as incorporate the new letter of credit (or other approved FG instrument).

Attached is the latest edition (2024) of our approved unit prices; these item numbers and prices must be used for the FG estimate. Also, at the end, please subtotal your various measurable work

items, then add in #4.01, Staking; #6.05, Mobilization; and #19.01, Traffic Control and Barricading.

That should be you going; please call or email me with any questions.

Thank you.



JIM ROEDER, P.E.

design review committee chair
building and development services

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From: Hernandez, Francisco <Francisco.Hernandez@kimley-horn.com>

Sent: Monday, May 19, 2025 2:09 PM

To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Verhage, Kathleen M. <kverhage@cabq.gov>; Roeder, James A. <jroeder@cabq.gov>

Cc: Webb, Robert L. <rwebb@cabq.gov>; Boylan, Jacob <jboylan@cabq.gov>

Subject: Re: Question about Recorded IIA for Site Plan for PR-2019-002765 / SP-2025-00003

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Hello Shahab/ Kathy/ Jim,

Following up on Jays email below. Can we meet sometime this week to discuss?

Best Wishes,

Francisco Hernandez III, P.E.

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Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Sent: Wednesday, May 14, 2025 2:13 PM

To: Biazar, Shahab <sbiazar@cabq.gov>; Verhage, Kathleen M. <kverhage@cabq.gov>; Roeder, James A. <jroeder@cabq.gov>

Cc: Hernandez, Francisco <Francisco.Hernandez@kimley-horn.com>; Webb, Robert L.

<rwebb@cabq.gov>; Boylan, Jacob <jboylan@cabq.gov>

Subject: Question about Recorded IIA for Site Plan for PR-2019-002765 / SP-2025-00003

Good afternoon Shahab, Kathy, and Jim:

DFT staff approved with conditions today a Site Plan Administrative DFT for a proposed Target at St. Josephs and Coors (PR-2019-002765 / SP-2025-00003) as well as an amended Infrastructure List (IL) originally approved with a Preliminary/Final Plat for Coors Pavilion (which includes the subject property for the Site Plan). We need to confirm if the applicant will need to work with DRC on amending the existing Financial Guaranty and Infrastructure Improvements Agreement (IIA) based on the originally approved IL, or will need to work with DRC on a new Financial Guaranty and IIA (the recorded IIA is attached to this message as 'Copy of previously approved IL', and the amended IL is attached as well as 'Coors Pavilion – IL-2025-00002 – Proposed Infrastructure List').

Please confirm the next step the applicant will need to take regarding the Financial Guaranty and IIA based on the amended IL (Francisco Hernandez from Kimley-Horn, the agent for the application, is copied in this message).

Thanks,



Jay Rodenbeck

Planning Manager

Development Review Services

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Our POSSE and AVOLVE systems have been replaced with our new software system, ABQ-PLAN. POSSE and AVOLVE users can create an ABQ-PLAN account with the same email address to access their data. We have a [user guide](#), [video tutorials in English and Spanish](#), and other resources to help you get up to speed. For more information about ABQ-PLAN please visit cabq.gov/planning/abq-plan