

June 6, 2025

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Website
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Derek Metson
Greenbox Architecture
1973 Shadow Wood Dr
West Linn, Oregon 97068

RE: Water and Sanitary Sewer Availability Statement #250111
Project Name: 8003-24 Kairos Power SP Expansion (a.k.a. Phase 3)
Project Address: 5201 Hawking Dr SE, Albuquerque, NM 87106
Legal Description: TR D-1-A plat of tract D-1-A Mesa Del Sol Innovation Park II
UPC: 101605230917540201
Zone Atlas Map: Q-16-Z

Dear Mr. Metson:

Project Description: The subject site is located north of Crick Crossing and west of Hawkin Drive, within the City of Albuquerque. The proposed development consists of approximately 28.4377 acres and the property is currently zoned PC for Planned Community use. The property lies within the Pressure Zone 3E in the Hubbell Trunk.

The Request for Availability is for Phase 3 of the Kairos industrial development. Phases 1 and Phase 2 have already been committed service via a previous Availability Statement. This development includes 12 proposed buildings and supporting structures on the existing Kairos Power campus. The light and special manufacturing buildings will be industrial in nature. Per the water budget provided by the engineer, Phase 3 accounts for 138,840 gallons per day (gpd) of the total 165,000 gpd for the entire Kairos development.

Existing Development Agreement: Pursuant to the System Expansion Ordinance, service to this property shall be subject to a Development Agreement approved by the Water Authority Board which will establish the conditions for service; however, since an approved Development Agreement (R-07-32) currently exists for the property, Board approval is not required. This Availability Statement establishes the conditions of service in addition to those stated in the existing Development Agreement.

Existing Conditions: Water infrastructure in the area consists of the following:

- 18-inch ductile iron distribution line (project #26-7754.81-09) along Crick Crossing.
- 12-inch PVC distribution line (project #26-7754.89-09) along Watson Drive.
- Eight-inch PVC distribution line (project #26-7755.80-23) along Tract D Entrance Drive.
- 12-inch PVC distribution line (project #26-7755.80-23) along Hawking Drive.

Sanitary sewer infrastructure in the area consists of the following:

- 24-inch PVC sanitary sewer interceptor (project #26-7754.89-09) along Crick Crossing.
- 12-inch PVC sanitary sewer collector (project #26-7754.89-09) Watson Drive.

- Eight-inch PVC sanitary sewer collector (project #26-7754.89-09) Schott Entrance Road.
- 12-inch PVC sanitary sewer interceptor (project #26-7755.80.23) along Hawking Drive.
- Eight-inch PVC sanitary sewer collector (project #26-7755.80-23) along Tract D Entrance Drive.

Water Service: This site currently has water service for Phases 1 and 2. Currently there is no proposed new water service connection as Phase 3 is proposed to utilize the existing water meter. 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.

As a condition of service for this increased water demand for Phase 3, a proposed 12-in public water line is required to be looped from the existing 12-in water line along Hawking and proceed west along the northern property line and then south along the western property line and then connect to the existing eight-inch water line located near the southwestern corner of Lot D-1-A. Additional water services and/or private fire lines can connect to this proposed public water line.

The proposed public 12-inch water line loop increases the available pressure in the area meaning that the existing private fire pump has a potential to provide more than the previously determined flow rate of 3,500 gallons per minute (GPM). The required public 12-inch water line loop will require recalibration of the existing private fire pump and control valve, so the settings do not allow the private fire pump to draw more than the previously determined flow rate of 3,500 GPM.

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: If non-potable water is desired, there may be an opportunity once the Tijeras Reuse Reservoir and Pump Station (RRPS) project is completed, which is expected around 2027/2028. Once the Tijeras RRPS is constructed, a future Availability Statement will be required and would identify the necessary infrastructure to provide non-potable service, which may include extensions of non-potable water line that is downstream of the Tijeras RRPS which will provide non-potable water at Mesa Del Sol.

Sanitary Sewer Service: This site currently has sanitary sewer service. At present, no new sanitary sewer service connection is proposed. 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.

Fire Protection: From the engineer's calculated fire flow, the instantaneous fire flow requirements for the project are 2,000 GPM. Two fire hydrants are required. There is one existing public hydrant available and 14 new private hydrants are proposed with

this project. As modeled using InfoWater™ computer software, the fire flow **CAN** 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 existing fire hydrant #00314 on Hawking Dr.

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 exceeds 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.

Pretreatment – Industrial Use: The user is considered to potentially be a Significant Industrial User (as defined in the Sewer Use and Wastewater Control Ordinance (SUO) and summarized below) the user must obtain a Wastewater Discharge Permit from the Industrial Pretreatment Program and comply with all permitting requirements per the SUO section 3-4.

1. The industry falls under one or more EPA categorical pretreatment standards found in Title 40 Code of Federal Regulations, Chapter 1, Subchapter N, Sections 405-471
<https://www.ecfr.gov/current/title-40/chapter-I/subchapter-N>
2. The industry plans to discharge more than 25,000 gallons of wastewater per day.
3. Has reasonable potential to adversely affect the POTWs (sewer system) operation or for violating any pretreatment standard or requirement. (such as the potential to discharge a prohibited discharge SUO 3-2-1 or concentrated waste over a Local Limit SUO 3-2-3)

A copy of the Sewer Use and Wastewater Control Ordinance and FOGS Policy can be found on the Pretreatment page of the Water Authority Website:

<https://www.abcwua.org/sewer-system-industrial-pretreatment-overview/>

Contact the Industrial Pretreatment Engineer, Travis Peacock, at (505) 289-3439 or pretreatment@abcwua.org for coordination or clarification of any of the above requirements.

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,

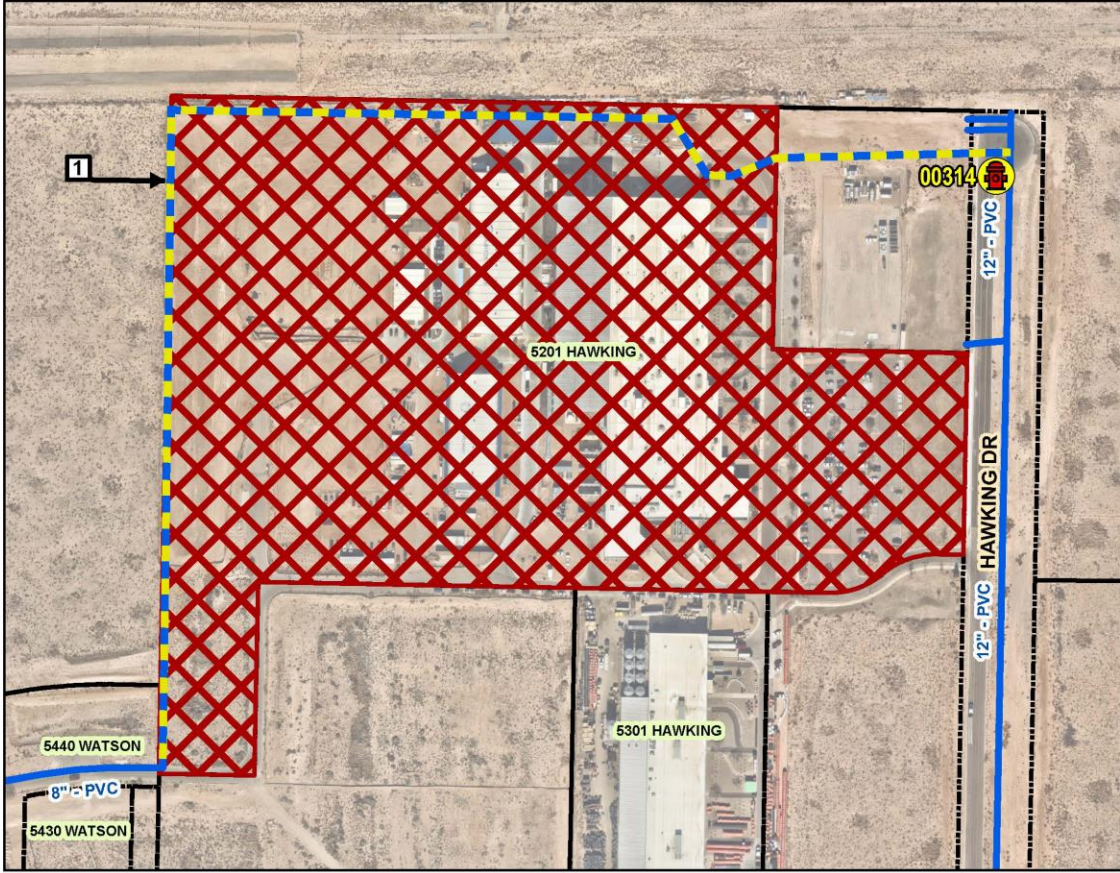


Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #250111**

250111 - Water



Legend


 Hydrant

 Project Location


Water Pipe

Subtype


 Distribution Line

 Hydrant Leg

Fire Flow Analysis Points

 Analysis Point - Existing Hydrant (1)

 --- General Map Keyed Notes

1 - Proposed 12-inch water line extension 



250111 - Sanitary Sewer



0 470 940 Feet



Legend

-  Sewer Manhole
-  Project Location

Sewer Pipe

Subtype

-  COLLECTOR
-  INTERCEPTOR

