

## Willmot, Liz

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**From:** Magnanelli, Grant H. <gmagnanelli@abcwua.org>  
**Sent:** Monday, October 30, 2023 1:02 PM  
**To:** Willmot, Liz; Bergeron, Edwin V.  
**Cc:** Andre Houle; Gutierrez, David G.; Wolf, Nicole  
**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant



Liz,

This statement has been CANCELLED due to the fact that there are no changes to the conditions of service for the proposed development.

The previously issued Statement is still active and in effect given that the changes in square footage were not significant to impact fire protection requirements.

Best,  
**Grant Magnanelli**  
Engineer Associate  
Albuquerque Bernalillo County Water Utility Authority  
PO Box 568 | Albuquerque NM | 87103  
505.289.3404 (o) | 505.304.4007 (m) | [gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)



---

**From:** Magnanelli, Grant H.  
**Sent:** Wednesday, October 25, 2023 10:46 AM  
**To:** Willmot, Liz <Liz.Willmot@kimley-horn.com>; Bergeron, Edwin V. <ebergeron@abcwua.org>  
**Cc:** Andre Houle <ahoule@abcwua.org>; Gutierrez, David G. <dggutierrez@abcwua.org>; Wolf, Nicole <Nicole.Wolf@kimley-horn.com>  
**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant

Hello Liz,

I am double checking internally to see the status on this.

Best,  
**Grant Magnanelli**  
Engineer Associate  
Albuquerque Bernalillo County Water Utility Authority  
PO Box 568 | Albuquerque NM | 87103  
505.289.3404 (o) | 505.304.4007 (m) | [gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)

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**From:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>  
**Sent:** Tuesday, October 24, 2023 5:13 PM  
**To:** Magnanelli, Grant H. <[gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)>; Bergeron, Edwin V. <[ebergeron@abcwua.org](mailto:ebergeron@abcwua.org)>  
**Cc:** Andre Houle <[ahoule@abcwua.org](mailto:ahoule@abcwua.org)>; Gutierrez, David G. <[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)>; Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>  
**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant

[CAUTION: This email was received from an EXTERNAL source]

Hi Edwin & Grant –

I got an email that Sarah is no longer with ABCWUA, are you able to help provide an update on this?

Thanks,

**Liz Willmot, P.E. (AL | NM | OR | WA)**

**Kimley-Horn** | 1201 Third Avenue, Suite 2800, Seattle, WA 98101

Direct: (206) 677-8610

---

**From:** Willmot, Liz

**Sent:** Tuesday, October 24, 2023 2:17 PM

**To:** Luckie, Sarah <[sluckie@abcwua.org](mailto:sluckie@abcwua.org)>

**Cc:** Magnanelli, Grant H. <[gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)>; Andre Houle <[ahoule@abcwua.org](mailto:ahoule@abcwua.org)>; Gutierrez, David G. <[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)>; Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>; Bergeron, Edwin V. <[ebergeron@abcwua.org](mailto:ebergeron@abcwua.org)>

**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant

Hi Sarah,

Just wanted to check in on this, our final approvals with the City of Albuquerque are being held up by this updated availability statement. It looks like it's been in pending status for 48 days, do you have an update on when we can expect it to be issued?

As a refresher, the only change to the originally issued availability statement was an increase in 245 SF.

Thanks,

**Liz Willmot, P.E. (AL | NM | OR | WA)**

**Kimley-Horn** | 1201 Third Avenue, Suite 2800, Seattle, WA 98101

Direct: (206) 677-8610

---

**From:** Luckie, Sarah <[sluckie@abcwua.org](mailto:sluckie@abcwua.org)>

**Sent:** Wednesday, September 27, 2023 8:33 AM

**To:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>

**Cc:** Magnanelli, Grant H. <[gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)>; Andre Houle <[ahoule@abcwua.org](mailto:ahoule@abcwua.org)>; Gutierrez, David G. <[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)>; Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>; Bergeron, Edwin V. <[ebergeron@abcwua.org](mailto:ebergeron@abcwua.org)>

**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant



Hi Liz,

Our queue is ordered by the date of final information. We appreciate your patience as we continue to work on your request. Right now our turn around time is approximately 45 days.

Thanks,

Sarah Luckie

Engineer Assistant

Albuquerque Bernalillo County Water Utility Authority

PO Box 568 | Albuquerque NM | 87103

505.289.3311 (o) | 505.312.0902 (c) | [sluckie@abcwua.org](mailto:sluckie@abcwua.org)

---

**From:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>  
**Sent:** Tuesday, September 26, 2023 5:08 PM  
**To:** Luckie, Sarah <[sluckie@abcwua.org](mailto:sluckie@abcwua.org)>; Rodriguez, Rogelio <[rogeliorodriguez@cabq.gov](mailto:rogeliorodriguez@cabq.gov)>  
**Cc:** Wensley, Clint R. <[cwensley@cabq.gov](mailto:cwensley@cabq.gov)>; Barnes, Brian K. <[bbarnes@cabq.gov](mailto:bbarnes@cabq.gov)>; Magnanelli, Grant H. <[gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)>; Andre Houle <[ahoule@abcwua.org](mailto:ahoule@abcwua.org)>; Gutierrez, David G. <[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)>; Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>  
**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant

[CAUTION: This email was received from an EXTERNAL source]

Hi Sarah,

Looking at the online status of this, it shows that the latest information was provided on 9/6. How long is your review time running these days? Is there any way for us to coordinate directly with the reviewers to point out that this is just a minor change in the building square footage to potentially expedite?

Thanks!

**Liz Willmot, P.E. (AL | NM | OR | WA)**  
**Kimley-Horn** | 1201 Third Avenue, Suite 2800, Seattle, WA 98101  
Direct: (206) 677-8610

---

**From:** Luckie, Sarah <[sluckie@abcwua.org](mailto:sluckie@abcwua.org)>  
**Sent:** Thursday, September 7, 2023 2:31 PM  
**To:** Rodriguez, Rogelio <[rogeliorodriguez@cabq.gov](mailto:rogeliorodriguez@cabq.gov)>  
**Cc:** Wensley, Clint R. <[cwensley@cabq.gov](mailto:cwensley@cabq.gov)>; Barnes, Brian K. <[bbarnes@cabq.gov](mailto:bbarnes@cabq.gov)>; Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>; Magnanelli, Grant H. <[gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)>; Andre Houle <[ahoule@abcwua.org](mailto:ahoule@abcwua.org)>; Gutierrez, David G. <[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)>; Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>  
**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant



Great, thank you!

Nicole- I have made the revision and placed it into reviewing. It needs to go through a few more reviews before it will be executed.

Thanks,

Sarah Luckie  
Engineer Assistant  
Albuquerque Bernalillo County Water Utility Authority  
PO Box 568 | Albuquerque NM | 87103  
505.289.3311 (o) | 505.312.0902 (c) | [sluckie@abcwua.org](mailto:sluckie@abcwua.org)

---

**From:** Rodriguez, Rogelio <[rogeliorodriguez@cabq.gov](mailto:rogeliorodriguez@cabq.gov)>  
**Sent:** Thursday, September 7, 2023 3:17 PM  
**To:** Luckie, Sarah <[sluckie@abcwua.org](mailto:sluckie@abcwua.org)>  
**Cc:** Wensley, Clint R. <[cwensley@cabq.gov](mailto:cwensley@cabq.gov)>; Barnes, Brian K. <[bbarnes@cabq.gov](mailto:bbarnes@cabq.gov)>; Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>; Magnanelli, Grant H. <[gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)>; Andre Houle <[ahoule@abcwua.org](mailto:ahoule@abcwua.org)>; Gutierrez, David G.

<[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)>; Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>  
**Subject:** Re: Signed Availability Statement #221218 - Quick Serve Restaurant

Correct, the fire flow is the same.  
Respectfully,

Sent from my iPhone

On Sep 7, 2023, at 15:12, Luckie, Sarah <[sluckie@abcwua.org](mailto:sluckie@abcwua.org)> wrote:

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Good afternoon Sirs,

As seen below we have a development coming in for a quick serve restaurant. Originally the square footage was to be 2,260SF, they are now wanting to increase it to 2,505 SF. It is a type VB sprinklered building (see attached fire one).

Based on what I see in the IFC this should not change the required fire flow. Can you please verify?

Thanks,

<image006.png>

Sarah Luckie  
Engineer Assistant  
Albuquerque Bernalillo County Water Utility Authority  
PO Box 568 | Albuquerque NM | 87103  
505.289.3311 (o) | 505.312.0902 (c) | [sluckie@abcwua.org](mailto:sluckie@abcwua.org)

---

**From:** Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>  
**Sent:** Thursday, September 7, 2023 12:27 PM  
**To:** Luckie, Sarah <[sluckie@abcwua.org](mailto:sluckie@abcwua.org)>  
**Cc:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>; Magnanelli, Grant H. <[gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)>; Andre Houle <[ahoule@abcwua.org](mailto:ahoule@abcwua.org)>; Gutierrez, David G. <[dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)>  
**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant

[CAUTION: This email was received from an EXTERNAL source]

Hello Sarah,

We will be resubmitting the Fire One Plan as well with the updated building square footage of 2,505, but are waiting on comment clarification from the reviewer before resubmitting. The fire connections will remain the same with one public 6" fire line for a hydrant along Wyoming Blvd, one private 6" fire line for a hydrant on-site, and the building service line connecting to the water main in Northeastern Blvd. The only change to the availability letter will be the building square footage to 2,505.

We appreciate you trying to move this along quickly and understand that it will likely not be done by Monday. If it's acceptable, we plan to resubmit the DFT comments on September 12<sup>th</sup> upon conditions of approval that the availability letter and Fire One Plan will be provided at a later date.

Thank you,  
**Nicole Wolf** (she/her)  
**Kimley-Horn** | 10900 NE 4th Street, Suite 2302, Bellevue, WA 98004  
Direct: 206 970 1906  
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)  
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---

**From:** Luckie, Sarah <[sluckie@abcwua.org](mailto:sluckie@abcwua.org)>  
**Sent:** Thursday, September 7, 2023 10:31 AM  
**To:** Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>  
**Cc:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>; Magnanelli, Grant H. <[gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)>;  
Andre Houle <[ahoule@abcwua.org](mailto:ahoule@abcwua.org)>  
**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant

Hello Nicole,

Are there any other changes that need to be made other than listing the square footage in the project description? Does this change in size make any difference to your fire one plan?

It might be hard to get it done by then- it goes through about 4 rounds of review before it gets approved and sent out. Depending on the extents of the edits needed it could be a lengthy process up to a month before a letter gets sent out.

I will work with my team to try and get things moving quickly but I find it unlikely it will be done by Monday.

Thanks,

<image008.png>  
Sarah Luckie  
Engineer Assistant  
Albuquerque Bernalillo County Water Utility Authority  
PO Box 568 | Albuquerque NM | 87103  
505.289.3311 (o) | 505.312.0902 (c) | [sluckie@abcwua.org](mailto:sluckie@abcwua.org)

---

**From:** Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>  
**Sent:** Thursday, September 7, 2023 11:21 AM  
**To:** Luckie, Sarah <[sluckie@abcwua.org](mailto:sluckie@abcwua.org)>  
**Cc:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>; Magnanelli, Grant H. <[gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)>;  
Andre Houle <[ahoule@abcwua.org](mailto:ahoule@abcwua.org)>  
**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant

[CAUTION: This email was received from an EXTERNAL source]

Hello Sarah,

We have received DFT comments and need an updated availability letter with the building square footage listed at 2,505. Would you be able to update the availability letter by Monday, September 11<sup>th</sup>? We are trying to resubmit the DFT items on September 12<sup>th</sup>.

Thank you,

Nicole Wolf (she/her)

**Kimley-Horn** | 10900 NE 4th Street, Suite 2302, Bellevue, WA 98004

Direct: 206 970 1906

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**From:** Willmot, Liz

**Sent:** Wednesday, January 18, 2023 10:09 AM

**To:** Luckie, Sarah <[sluckie@abcwua.org](mailto:sluckie@abcwua.org)>; Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>

**Cc:** Magnanelli, Grant H. <[gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)>; Andre Houle <[ahoule@abcwua.org](mailto:ahoule@abcwua.org)>

**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant

Thank you!

**Liz Willmot, P.E.**

**Kimley-Horn**

Direct: (206) 677-8610

---

**From:** Luckie, Sarah <[sluckie@abcwua.org](mailto:sluckie@abcwua.org)>

**Sent:** Wednesday, January 18, 2023 9:57 AM

**To:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>; Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>

**Cc:** Magnanelli, Grant H. <[gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)>; Andre Houle <[ahoule@abcwua.org](mailto:ahoule@abcwua.org)>

**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant

Hi Liz,

Yes, I can pull it back into researching and we can get a revised statement that says that explicitly.

Thanks,

<image010.png>

Sarah Luckie

Engineer Assistant

Albuquerque Bernalillo County Water Utility Authority

PO Box 568 | Albuquerque NM | 87103

505.289.3311 (o) | 505.312.0902 (c) | [sluckie@abcwua.org](mailto:sluckie@abcwua.org)

---

**From:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>

**Sent:** Wednesday, January 18, 2023 10:45 AM

**To:** Luckie, Sarah <[sluckie@abcwua.org](mailto:sluckie@abcwua.org)>; Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>

**Cc:** Magnanelli, Grant H. <[gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)>; Andre Houle <[ahoule@abcwua.org](mailto:ahoule@abcwua.org)>

**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant

[CAUTION: This email was received from an EXTERNAL source]

Thank you, Sarah!

Would it be possible to get the availability statement revised to mention that any proposed fire hydrants (in addition to the required new hydrant at the SW corner of the site) must tie into the main in Wyoming?

We'll have to go through the DRC process for work in the ROW and having official documentation of that in the availability statement will be helpful justification for our client.

**Liz Willmot, P.E.**

**Kimley-Horn**  
Direct: (206) 677-8610

---

**From:** Luckie, Sarah <[sluckie@abcwua.org](mailto:sluckie@abcwua.org)>  
**Sent:** Wednesday, January 18, 2023 9:40 AM  
**To:** Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>; Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>  
**Cc:** Magnanelli, Grant H. <[gmagnanelli@abcwua.org](mailto:gmagnanelli@abcwua.org)>; Andre Houle <[ahoule@abcwua.org](mailto:ahoule@abcwua.org)>  
**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant

Hi Nicole,

As far as your current proposed hydrant location- The reason we have required a fire hydrant on the SW corner of the site is due to fire flow. The only way your site is able to meet required fire flow without upsizing any of the existing lines is to be connected to the 12-inch line in Wyoming. You have 3 options that would be acceptable:

1. leave the proposed hydrant on the east side of the property where it is, and also have a second hydrant in the SW corner that is connected to the 12-inch line
2. remove the proposed hydrant on the east side of the property and only have one hydrant on the SW corner that is connected to the 12-inch line
3. leave the proposed hydrant where it is but instead of connecting to the 10-inch line east of it, you could connect it to the 12-inch line in Wyoming as seen here:

<image005.jpg>

Also, Re-using the water and sewer line connections in Northeastern BLVD NE is acceptable. That would be handled under plumbing code instead of through a connection permit. Please note that a connection permit as described in your statement will still be needed for your fire hydrant(s).

I hope this helps answer your questions, but please reach out if further clarification is needed.

Thanks,

<image012.png>

Sarah Luckie  
Engineer Assistant  
Albuquerque Bernalillo County Water Utility Authority  
PO Box 568 | Albuquerque NM | 87103  
505.289.3311 (o) | 505.312.0902 (c) | [sluckie@abcwua.org](mailto:sluckie@abcwua.org)

---

**From:** Wolf, Nicole <[Nicole.Wolf@kimley-horn.com](mailto:Nicole.Wolf@kimley-horn.com)>  
**Sent:** Tuesday, January 17, 2023 4:56 PM  
**To:** Hilland, Heidi <[hhilland@abcwua.org](mailto:hhilland@abcwua.org)>  
**Cc:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>  
**Subject:** RE: Signed Availability Statement #221218 - Quick Serve Restaurant

[CAUTION: This email was received from an EXTERNAL source]

Hello Heidi,

Thank you for sending the Availability Statement #221218. After reviewing the document, a couple questions came up:

1. A new fire hydrant on the SW corner of the site to connect to Wyoming BLVD NE is required, but there wasn't mention of the proposed fire hydrant on-site to connect to the private water line in the eastern roadway. Will this water connection be acceptable for the proposed fire hydrant?
2. The Statement allows water and sewer connections to existing mains in Northeastern BLVD NE, but we proposed to re-use the existing water and sewer services on-site by intercepting them at the property line with new lines connecting to the proposed building. Will re-using the water and sewer line connections in Northeastern BLVD NE be acceptable?

Attached is the Preliminary Utility Plan that was submitted in the original ABCWUA submittal for reference.

Thank you,

**Nicole Wolf** (she/her)

**Kimley-Horn** | 1000 Second Avenue, Suite 3900, Seattle, WA 98104

Direct: 206 970 1906

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---

**From:** Hilland, Heidi <[hhilland@abcwua.org](mailto:hhilland@abcwua.org)>

**Sent:** Wednesday, January 11, 2023 3:21 PM

**To:** Willmot, Liz <[Liz.Willmot@kimley-horn.com](mailto:Liz.Willmot@kimley-horn.com)>

**Subject:** Signed Availability Statement #221218 - Quick Serve Restaurant

Good Afternoon Ms. Willmot:

Here is your signed Availability Statement #221218 – Quick Serve Restaurant.

Sincerely,

Heidi Hilland

<image013.png>

Heidi Hilland

Senior Office Specialist

Albuquerque Bernalillo County Water Utility Authority

PO Box 568 | Albuquerque NM | 87103

505-289.3050 (ofc) | 505-321-4745 (cell)

[www.abcwua.org](http://www.abcwua.org)

<Wyoming-Blvd-NE-Quick-Serve-Restaurant-Approved-Fire-Plan.pdf>