



FINANCIAL GUARANTY AMOUNT

May 11, 2022

Type of Estimate: I.I.A. Procedure B with FG

Project Description:

Project ID #: 729087 Alameda West Shopping Center

Requested By: Fred Arfman

Approved Estimate Amount: \$ 66,508.88

Contingency Amount: 10.00% \$ 6,650.89

Subtotal: \$ 73,159.77

NMGRT: 7.875% \$ 5,761.33

Subtotal: \$ 78,921.10

Engineering Fee: 6.60% \$ 5,208.79

Testing Fee: 2.00% \$ 1,578.42

Subtotal: \$ 85,708.31

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ **107,135.39**

APPROVAL:

A handwritten signature in blue ink, appearing to read "James Arfman", written over a horizontal line.

DATE:

A handwritten date in blue ink, "May 11, 2022", written over a horizontal line.

Notes: Plans not yet approved.

**ALAMEDA WEST SHOPPING CENTER
ENGINEER'S OPINON OF PROBABLE COST*
MAY 4, 2022**

*This opinion of probable cost is not a contractor's estimate. Variations in cost will occur.

JOB# 2432

ITEM NO	DESCRIPTION	UNITS	PROBABLE QUANTITY	PROBABLE UNIT PRICE	PROBABLE AMOUNT
PAVING ABCWUA					
301.020	SUBGRADE PREP, 12"	SY	44	\$ 3.16	\$ 139.04
337.020	6" PCC PVMT	SY	44	\$ 88.73	\$ 3,904.24
340.030	VLV GUT & CURB, PCC	SY	6	\$ 75.84	\$ 455.04
343.080	CURB & GUT, PCC, R&D	LF	126	\$ 7.43	\$ 936.47
343.132	ART PVMT,R&R,W/M	SY	20	\$ 77.65	\$ 1,552.95
343.140	SAW AC PVMT, <6"	LF	67	\$ 5.18	\$ 347.22
343.150	SAW PCC PVMT, <6"	LF	7	\$ 7.58	\$ 53.09
428.010	PSH BTN STA & APPURT.	LS	1	\$ 2,800.00	\$ 2,800.00
441.001	REF PLAS MRK 4"	LF	292	\$ 0.96	\$ 280.51
441.005	REF PLAS MRK 24"	LF	20	\$ 5.06	\$ 101.12
441.010	REF PLAS ARW RT	EA	2	\$ 163.99	\$ 327.98
441.013	REF PLAS ARW TH & R	EA	2	\$ 230.02	\$ 460.05
ABCWUA PAVING TOTAL =					\$ 11,357.71
PAVING NMDOT					
302.010	ABS, 6"	SY	45	\$ 8.85	\$ 398.25
329.010	PM SC, 5/8"	SY	45	\$ 6.04	\$ 271.80
336.010	PRIME CT	SY	45	\$ 0.66	\$ 29.70
336.023	ASP CONC, Superpave, 2 1/2, M	SY	90	\$ 16.37	\$ 1,473.30
336.120	TK CT	SY	45	\$ 0.38	\$ 17.10
340.010	SDWK, 4", PCC	SY	122	\$ 50.56	\$ 6,168.32
340.023	WLCH ACC RAMP, 4" PCC	SY	23	\$ 73.94	\$ 1,700.62
340.050	C & G, STD, PCC	LF	219	\$ 22.69	\$ 4,969.11
343.030	AC PVMT,>4", SAW, R&D	SY	230	\$ 11.06	\$ 2,543.80
343.080	CURB & GUT, PCC, R&D	LF	53	\$ 7.43	\$ 393.79
441.005	REF PLAS MRK 24"	LF	60	\$ 5.06	\$ 303.60
NMDOT PAVING TOTAL =					\$ 18,269.39
SANITARY SEWER					
905.050	4" NEW SAS SVC	EA	1	\$ 1,264.00	\$ 1,264.00
SANITARY SEWER TOTAL =					\$ 1,264.00

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MAY 4, 2022**

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ITEM NO	DESCRIPTION	UNITS	PROBABLE QUANTITY	PROBABLE UNIT PRICE	PROBABLE AMOUNT
WATERLINE					
701.010	TRCH, BF, 4-15" SAS, <8'	LF	37	\$ 21.07	\$ 779.62
801.001	4" WL PIPE, w/o FIT	LF	10	\$ 27.00	\$ 269.99
801.002	6" WL PIPE, w/o FIT	LF	7	\$ 33.85	\$ 236.95
801.003	8" WL PIPE, w/o FIT	LF	155	\$ 45.12	\$ 6,994.34
801.055	EXST WL, 6"-14", w/FIT, REM & DISP	LF	37	\$ 6.32	\$ 233.84
801.059	NON PRESS CONN, w/FIT, WL	EA	1	\$ 1,896.00	\$ 1,896.00
801.065	DI FIT, MJ, 4"-14", WL	LB	560	\$ 3.79	\$ 2,123.52
801.080	4" GATE VLV	EA	1	\$ 1,063.66	\$ 1,063.66
801.081	6" GATE VLV	EA	1	\$ 1,181.84	\$ 1,181.84
801.082	8" GATE VLV	EA	1	\$ 1,524.13	\$ 1,524.13
801.105	VLV BOX A	EA	3	\$ 656.02	\$ 1,968.05
801.113	FH, 4'	EA	1	\$ 3,378.36	\$ 3,378.36
801.126	12" TRNS CPLG	EA	1	\$ 630.52	\$ 630.52
801.150	MJ REST GLND, 4"-8"	EA	21	\$ 137.84	\$ 2,894.62
801.155	JNT REST HRNSS, 4"-8"	EA	9	\$ 98.28	\$ 884.48
802.640	1-1/2" WTR SVC, SS	EA	1	\$ 672.33	\$ 672.33
WATERLINE TOTAL =					\$ 26,732.26
TOTAL IMPROVEMENTS =					\$ 57,623.36
GENERAL ITEMS					
4.010	STAKING	%	\$ 57,623.36	1.43%	\$ 824.01
6.050	MOB	%	\$ 57,623.36	4.26%	\$ 2,454.76
19.010	TRAFF CONT & BARR	%	\$ 57,623.36	3.43%	\$ 1,976.48
30.020	NPDES PERMITTING	%	\$ 57,623.36	6.30%	\$ 3,630.27
GENERAL ITEMS TOTAL =					\$ 8,885.52
TOTAL PROJECT =					\$ 66,508.88

Approved for financial guaranty basis, May 11, 2022



INFRASTRUCTURE LIST
(REV. 2-16-19)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: PR-2021-005687
DRB Application No.: SI-2022-00316

Cottonwood West Shopping Center
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Tract C, Alameda West
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the S/A process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		8"	Waterline	Cottonwood West Access Drive (Private)	7 - Bar Loop	NW Prop Corner Tract C	/	/	/
		Std. NMDOT	Curb & Gutter	Coors Blvd	7 - Bar Loop	NE Prop. Corner Tract C	/	/	/
		6"	PCC Sidewalk	Coors Blvd.	7-Bar Loop	NE Prop Corner	/	/	/
		Ped.**	Pedestrian Push Button device w/ Stub Pole	NW Corner of	Coors Blvd &	Seven Bar Loop	/	/	/
		4' Wide	Center island- Removal and repl. w/ asphalt pavement	Cottonwood West Access Drive (Private)	7-Bar Loop	100' north	/	/	/
		4"	stripping and directional arrows	Cottonwood West Access Drive (Private)	7-Bar Loop	160' north	/	/	/
		10'	PCC Valley Gutter at pond entrance	Cottonwood West Access Drive (Private)	Pond Entrance	40' west	/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing.
 The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		Approval of Creditable Items:	City User Dept. Signature	Date
							Inspector	P.E.			
							/	/	/		
							/	/	/		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

- 1 * Additional items include the removal and disposal of the exist. 6" WL and rthe installing of a fire hydrant, water service fittings & valves abd a single SAS service line connection.
- 2 ** Pedestrian = stub poles to be located adjacent to the new ADA access ramp
- 3

AGENT / OWNER
 Fred C. Arfman, PE
 NAME (print)
 ISAACSON & ARFMAN, INC.
 FIRM
 SIGNATURE date 05-04-22

DRB CHAIR - date
 May 4, 2022
 DRB CHAIR - date
 May 4, 2022

TRANSPORTATION DEVELOPMENT - date
 May 4, 2022
 UTILITY DEVELOPMENT - date
 May 4, 2022

AMAFCA - date
 May 4, 2022
 CODE ENFORCEMENT - date

CITY ENGINEER - date
 May 4, 2022

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT /OWNER