

Tim Eichenberg, Chair
Linda Stover, Vice-Chair /
Asst. Secretary-Treasurer
Ronald D. Brown, Secretary-Treasurer
Daniel Hernandez, Director
Daniel Lyon, Director

John P. Kelly, P.E.
Executive Engineer



**Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority**

2600 PROSPECT N.E. - ALBUQUERQUE, NM 87107
TELEPHONE (505) 884-2215 FAX (505) 884-0214

November 5, 2004

Mr. Richard Dourte, P.E.
City Engineer
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Lyon Boulevard Storm Drain Extension Project, ZAP B-11
Cooperative Funding, Construction and Maintenance Agreement

Dear Mr. Dourte:

With passage of the AMAFCA bond issue, we are proceeding with work order plans for the Lyon Boulevard storm drain. We intend to seek approval of the Cooperative Funding, Construction and Maintenance Agreement and request authorization to advertise for construction at the December 16th AMAFCA Board of Directors meeting.

We would like to reconcile the unresolved issues with the City before we put the project out to bid. The primary concern is the acceptance and maintenance of the storm drain. Although it will be within Bernalillo County right-of-way, we request that the City accept the entire system for maintenance. It is a major conveyance for the area, and it connects to a City-maintained storm drain in Irving Boulevard.

We also request your final review of the second draft of the Agreement that was sent to you on October 6, 2004. I would like to have final City comments on the Agreement by November 24, 2004.

If you have any questions, please call me or Lynn Mazur.

Sincerely,
AMAFCA

John P. Kelly, P.E.
Executive Engineer

Cc: Roger Paul, Bernalillo County PWD

Tim Eichenberg, Chair
Linda Stover, Vice-Chair /
Asst. Secretary-Treasurer
Ronald D. Brown, Secretary-Treasurer
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October 6, 2004

Mr. Richard Dourte, P.E.
City Engineer
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Lyon Boulevard Storm Drain Extension Project, ZAP B-11
Cooperative Funding, Construction and Maintenance Agreement

Dear Mr. Dourte:

Attached are two copies of the second draft of the Cooperative Funding, Construction and Maintenance Agreement for the Lyon storm drain. We have incorporated the City's comments and addressed others, where appropriate, on the original mark-ups (see attached). Please note that we increased the developers' contribution to \$285,000, based on Wilson & Company's most current estimate to upsize the pipe to convey the additional flow from the south. This amount was presented to the AMAFCA Board of Directors but has not been confirmed. Also note that we have retained paragraph 3.2 that states that the City will waive the engineering review fee. I would like to discuss waiver of this fee with you. We also replaced the signature line for Public Works Director with one for the City Engineer.

We request that you review the revised document and submit one to the Assistant City Attorney for his review. If you have any questions, please call me or Lynn Mazur.

Sincerely,
AMAFCA

John P. Kelly, P.E.
Executive Engineer

FINANCIAL GUARANTY AMOUNT

12/10/2004

Type of Estimate: SIA Procedure - A - Special w/const. paperwork

Project Description:

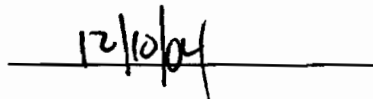
Project ID #: 662381, James Monroe Middle School, Phase/Unit #: 1

Requested By: **Bruce Stidworthy, Bohannon Huston, Inc**

Approved estimate amount:		\$71,749.00
Contingency Amount:	22.00%	\$15,784.78
Subtotal:		\$87,533.78
NMGRT	6.0625%	\$5,306.74
Subtotal:		\$92,840.52
Engineering Fee	6.60%	\$6,127.47
Testing Fee	2.00%	\$1,856.81
Subtotal:		\$100,824.80
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$126,031.00</u>

APPROVAL:

DATE:



Notes: Recution to Special Agreement W F.G. and No Construction Paperwork. 22% Contingency, plans not approved and adjust unit prices to current. Reduction requires agreement with AMAFC.

1/13/2005



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 13, 2005

Ms. Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
AMAFCA
2600 Prospect NE
Albuquerque, New Mexico 87107

**RE: Lyon Blvd. Storm Drain Extension Project, SAP B-11
Cooperative Funding, Construction and Maintenance Agreement**

Dear Ms. Mazur:

Enclosed for your Agency's coordination are one (1) original document and two (2) signature pages, executed by the City of Albuquerque. As per your letter dated December 21, 2004 and our telephone conversation this morning, you will ensure the incorporation of the AMAFCA, APS and County of Bernalillo signature pages and will return one fully executed original agreement document to my attention at Department of Municipal Development, 1 Civic Plaza NW, Room 7057, P.O. Box 1293, Albuquerque, New Mexico 87103 and I will ensure that proper City distribution is made.

Please feel free to contact me if you should you have any questions or need additional information. I can be reached at (505) 768-3672 or via email at rduran@cabq.gov.

Sincerely,

Roberta Duran, Contract Supervisor
DMD/CIP

Enclosure

c: **Richard Dourte, City Engineer, One Stop**
Kevin Curran, Asst. Attorney, Legal, One Stop
Rachel Hoffman, Design Review, One Stop
Dan Hogan, Hydrology
File

Ronald D. Brown, Chair
Daniel F. Lyon, Vice Chair
Tim Eichenberg, Secretary-Treasurer
Janet Sifers, Asst. Secretary-Treasurer
Danny Hernandez, Director

John P. Kelly, P.E.
Executive Engineer



**Albuquerque
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2600 Prospect N.E., Albuquerque, NM 87107
Phone: (505) 884-2215 Fax: (505) 884-0214

May 10, 2005

Mr. Richard Dourte
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Lyon Boulevard Storm Drain Extension Project, City Project No. 749781

Dear Mr. Dourte:

This letter is to inform you that the AMAFCA Board of Directors awarded the construction contract for the referenced project to Salls Brothers Construction at the May 5th special meeting. The total contract amount, including Bid Alternate No. 1 and excluding NMGR, is \$3,135,886.13. Bid Alternate No. 1 includes the storm drain connections to the two western side streets, Essex Drive and Alder Drive.

During the construction review process, it became evident that a 6-inch gas line would need to be relocated out of the storm drain corridor. Since PNM has an easement pre-dating the Lyon Boulevard right-of-way, we are required to pay the relocation cost of \$84,885.76. Therefore, the total cost of the project is:

$$(\$3,135,886.13 \times 1.0675 \text{ (NMGR)}) + 84,885.76 \text{ (gas line)} = \$3,432,444.20$$

This total is provided for your information, and no action is required on your part.

We have given the contractor the Notice to Proceed effective May 16, 2005. If you have any questions, please call me.

Sincerely,
AMAFCA

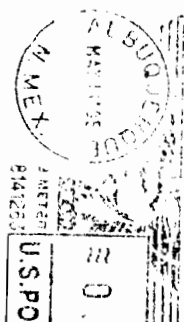
Lynn M. Mazur, P.E., C.F.M.
Project Manager

Cc: Parties to the Cooperative Funding Agreement

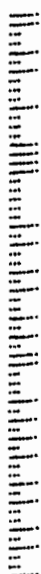
**Albuquerque
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2600 PROSPECT N.E. • ALBUQUERQUE, N.M. 87107

Mr. Richard Dourte
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102



27102+266 23



Ronald D. Brown, Chair
Daniel F. Lyon, Vice Chair
Tim Eichenberg, Secretary-Treasurer
Janet Sifers, Asst. Secretary-Treasurer
Danny Hernandez, Director

John P. Kelly, P.E.
Executive Engineer



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Phone: (505) 884-2215 Fax: (505) 884-0214

June 15, 2005

Mr. Brad Bingham, P.E.
Planning Department
City of Albuquerque
600 2nd Street
Albuquerque, NM 87102

Re: Cooperative Funding Agreement for Lyon Blvd. Storm Drain Extension dated
February 8, 2005

Dear Mr. Bingham:

Please be advised that AMAFCA has received all payments totaling \$285,000.00 due from the private parties and the Albuquerque Public School District as required per the agreement.

Copies of the checks are attached for your information.

Sincerely,
AMAFCA

John P. Kelly, P.E.
Executive Engineer

Cc Richard Dourte, P.E., City Engineer
Lynn Mazur, P.E., AMAFCA Project Manager

EXHIBIT C

DEVELOPERS' LUMP SUM CONTRIBUTION TO LYON BLVD. STORM DRAIN EXTENSION

	Prorata share
Developer	of pipe upsie

Clearbrook Investments, Inc.	\$9,962.86
Geltmore Land Co, Ltd	\$18,352.64
Albuquerque Public Schools	\$13,905.33
Builders Investment Company of New Mexico, Inc	\$140,004.40
Felix Rabadi	\$44,046.33
Boulevard Limited Partnership	\$58,728.44
Total	\$285,000.00

pd 3-28-05 ✓
pd 3-28-05 ✓
pd 5-3-05 ✓
pd 3-29-05 ✓
pd 4-22-05 ✓
pd 3-30-05 ✓

Clearbrook Investments, Inc.

8901 Adams NE Suite A
Albuquerque, NM 87113
505-858-1800

BANK OF ALBUQUERQUE
NATIONAL ASSOCIATION
ALBUQUERQUE, NM 87102
95-660/1070

2594

3/28/2005

PAY TO THE
ORDER OF

AMAFCA

\$ **9,962.86

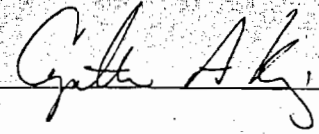
Nine Thousand Nine Hundred Sixty-Two and 86/100***** DOLLARS

AMAFCA

2600 Prospect Avenue NE
Albuquerque, NM 87107

MEMO

Villa de la Chamisa - Storm Drain Drainage Improvements



⑈002594⑈ ⑆107006606⑆ 7827208678⑈

Clearbrook Investments, Inc.

AMAFCA

3/28/2005

2594

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
03/22/2005	Bill	TW322005	9,962.86	9,962.86		9,962.86
				Check Amount		9,962.86

Bank of Albuquerque

Villa de la Chamisa - Storm Drain Drainage Improvements

9,962.86

THIS CHECK IS VOID WITHOUT A BURGUNDY & TAN BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT ANGLE TO VIEW.

Capital Alliance
Investments, LLC
6300 Jefferson Street NE
Suite 102
Albuquerque, NM 87109
505-828-1100

Bank 1st
(505) 872-1536
2900 Louisiana Blvd. NE
Albuquerque, NM 87110

3/29/2005

Pay to the
Order of AMAFCA

\$140,004.40

One Hundred Forty Thousand Four and 40/100

DOLLARS

AMAFCA
2600 Prospect NE
Albuquerque, NM 87107



SIGNATURE HAS COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

Lyon Blvd Storm Drain Project

⑈ 1203 ⑆ ⑆ 107006486 ⑆ 0110009425 ⑆

Capital Alliance		Investments, LLC		3/29/2005		1203
AMAFCA						
ate	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/29/2005	Bill		140,004.40	140,004.40		140,004.40
				Check Amount		140,004.40

Bank 1st Lyon Blvd Storm Drain Project 140,004.40

05017
Office AU #

11-24
1210(8)

CASHIER'S CHECK

0501705021

Operator I.D.: albu1160

albu7165

FOR DEPOSIT ONLY

April 22, 2005

PAY TO THE ORDER OF ***AMAFCA***
RE: SHARIF RABADI

Forty-four thousand forty-six dollars and 33 cents

\$44,046.33

WELLS FARGO BANK, N.A.
6000 MENAUL BLVD NE
ALBUQUERQUE, NM 87110
FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US \$ 44,046.33

Giovane Rabadi
AUTHORIZED SIGNATURE

⑈0501705021⑈ ⑆121000248⑆4861 505659⑈

BOULEVARD LIMITED PARTNERSHIP
A NEW MEXICO LIMITED PARTNERSHIP
P.O. BOX 14708 PH. 797-2600
ALBUQUERQUE, NM 87191



1500 MERCANTILE AVENUE, NE.
P.O. BOX 97000
ALBUQUERQUE, NM 87199-7000
(505) 341-3200 PHONE

1119

95-8877/3070

DATE March 30, 2005

PAY Fifty Eight Thousand Seven Hundred Twenty Eight and DOLLARS \$ 58,728.44
44/100-----

TO
THE
ORDER
OF

AMAFCA

Robert W. Schauf

⑈001119⑈⑈307088770⑈001⑈003742 1⑈

BOULEVARD LIMITED PARTNERSHIP

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

DELUXE - FORM WVC-3 V-2

DATE	DESCRIPTION	AMOUNT
3/30/2005	AMAFCA Lyon Blvd. Storm Drain Extension	\$58,728.44



AMAFCA
2600 Prospect Ave., NE
Albuquerque, NM 87107
(505) 884-2215
(505) 884-0214 Fax

FAX

To: RICHARD Dourte From: John Kelly

Fax: 924 3339 Pages, Including cover sheet: 3

Phone: _____ Date: 11-30-04

Re: LYON BLVD AGMT

☒ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply

PLEASE READ & GIVE ME A
CALL.

John Kelly



ALBUQUERQUE PUBLIC SCHOOLS
REAL ESTATE DEPARTMENT

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Charles O. Atwood
DIRECTOR

November 23, 2004

Mr. Ron Bohannon
Tierra West, LLC
8509 Jefferson, N.E.
Albuquerque, New Mexico 87113

RECEIVED
NOV 29 2004

Dear Mr. Bohannon:

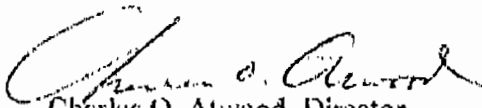
RE: Lyon Boulevard Storm Drain (AMAFCA Agreement) and Chamisa Project/Lyon Diversion (Cooperative Agreement for construction of the Chamisa Project/Lyon Diversion system), abutting James Monroe Middle School.

Albuquerque Public Schools has completed its review of contract documents and the engineering estimate.

I have attached APS' comments for inclusion in the final contracts and estimates, both for the AMAFCA Agreement and the Chamisa Agreement.

Please do not hesitate to call me at 765-5950, Ext. 265, if you have any questions.

Sincerely,


Charles O. Atwood, Director
Real Estate Department

COA/pl

CC: William Koelm
Lynn Kelly-AMAFCA
Ruth Schifani
Bruce Stidworthy

725 University Blvd., SE
PO BOX 25704
Albuquerque, NM
87125-0704
505.765.5950
FAX 505.768.1583

REVISIONS TO AMAFCA AGREEMENT

Municipal Lein

Section 2.10 or 3.4: Add the following: "Subdivision Improvement Agreement for Project No. 6623.81 shall be amended to delete references to drainage requirements and to reduce the financial guaranty to \$143,847.00." The financial guaranty and claim of lien relating to Project No. 6623.81 shall likewise be amended to reduce the amount to \$143,847.00."

look into

Section 3.5: Add a new section 3.5 stating: "Accepts the Chamisa Storm Drain and Detention Pond System referenced in Section 5.2 and agrees to maintain and be responsible for the safety of the drainage facilities, including the ponds."

Section 5.1: Delete "southeast" and substitute "southwest".

Section 5.2: Add "without limitation" after the word "including" in the first line.

While the Agreement calls for the developers to be signatories to the document, there are no signature provisions for the developer. The APS signature block on both documents should be as follows:

The Board of Education of the City of Albuquerque

By: _____
Michael J. Vigil, Chief Business Officer

Address: P.O. Box 25704
Albuquerque, NM 87125-0704
Attention Michael J. Vigil

with a copy to:

Albuquerque Public Schools
P.O. Box 25704
Albuquerque, NM 87125-0704
Attention: Chuck Atwood.



Brad L. Bingham

11/22/2004 09:48 AM

To: Dan W. Hogan/DMD/CABQ@COA, Richard H.
Dourte/PWD/CABQ@COA
cc:
Subject: Lyon Blvd Storm Drain Agreement

Just a note to remind you both that this agreement waives all developer participation (Chamisa basin developers only) in storm drain requirements in Paradise Blvd (along their frontage) in exchange for participation in upsizing the pipe in Lyon to handle their runoff. This is a good project since it diverts a good portion out of the Piedras Marcadas (and Petroglyph Monument) basin.

Paradise View Subdivision (Felix Rabadi development)

Paradise Blvd Improvements

A development that is adjacent to an existing street is required to construct the permanent one half street section including sidewalk, curb, paving and median curb adjacent to that site. The developer has a couple of options in order to address these infrastructure requirements:

- 1) Place a financial guarantee for these improvements in favor of the City in the form of a Subdivision Improvements Agreement. This permits the plat to be filed and thus creating lots that can then be sold.
- 2) Build the improvements via an approved City Work Order then have them accepted by the City. The plat can then be filed and thus creating lots that can be sold.

The infrastructure list signed off by the Mr. Rabadi's agent included on-site improvements and improvements along Paradise Blvd adjacent to the subdivision. The developer requested that these infrastructure requirements be broken out into two separate financial guarantees. Based on the engineer's estimate, the on-site financial guarantee requirement is \$561,931.57 (this does not include water and sewer as it is in NMUI service area) and the Paradise Blvd. Street improvements were estimated to be \$452,853.89. The engineer's estimate utilizes the City Engineer's estimated Unit Prices for contract Items guide. There is also a separate additional deferred sidewalk financial guarantee in the amount of \$102,874.31. These numbers were generated and sent to the developer's agent on May 12, 2005.

Mr. Rabadi has obtained an estimate for the Paradise Blvd improvement from Albuquerque Asphalt Inc. to be \$228,192.40 (copy attached). The financial guarantee that the City requires for the Paradise Blvd improvements to be \$452,853.89 (copy attached). Some of the reasons that there is such a discrepancy between the two amounts are as follows:

1. The Unit prices in the engineer's estimate are higher because these numbers are derived from a wide variety of projects. Developers are able to negotiate prices more effectively because they are able to offer the contractors other benefits such as future work.
2. There needs to be a 10% contingency added because there are no approved construction plans. This would help cover the cost of unforeseen construction expenses.

3. 6.75% Sales tax.
4. 6.6% Engineering fees (if the developer was to default, the City would have to pay a registered professional engineer to design and oversee the construction of the project).
5. 2% Testing fees (if the developer was to default, the City would have to pay a Testing firm to test the soils, concrete, asphalt, etc).
6. 125% Financial Guarantee Rate as required by City Ordinance.
7. There are missing items on the Albuquerque Asphalt, Inc. estimate such as curbing, sidewalk, wheelchair ramps, barricading and striping of the road.

The financial guarantees are to ensure that if the City had to step in and complete the project, there would be sufficient funds available to pay an engineer to develop the plans, hire a contractor to do the work and pay for surveying, testing, and inspection functions during construction. If the developer were to default on the agreement and the City had to step in and build the required infrastructure using the financial guaranty funds, once the project was complete, a final accounting of the project would be completed with any remaining funds being returned to the agency providing the financial guarantee.

The plans for the subdivision are not yet approved. The last DRC meeting was on July 6, 2005 with instructions to make the required corrections to the plans and submit the mylars for routing for signature.

Mr. Rabadi has received some latitude on this project because of its complexity and the amount of basaltic rock that needs to be removed. Some of those considerations are as follows:

1. Mr. Rabadi was permitted to build the site's perimeter/retaining walls so the earth fill that was needed to be brought in would be placed only once, no stock piling then placement. That extra work would have been costly.
2. The earth fill brought in was transported from a Rio Rancho site, the shortest path to this site was via Unser Blvd. Unser Blvd is a "no truck route", the City issued a temporary permit for trucks to use this street for Mr. Rabadi.
3. The City permitted Mr. Rabadi to begin the earthwork without a City approved Work Order and to start trenching for the utilities so his construction schedule could be accelerated.

It has been brought to our attention that Mr. Rabadi would like to pay for a portion of these normally required improvements for Paradise blvd to the City and have the City pay for the remainder of these improvements. We are not aware of a City project for this area or an alternate funding source for these infrastructures.

6/17/05

ALBUQUERQUE ASPHALT, INC.
ITEMIZED QUOTATION
FOR:
Paradise View Subdivision

PAGE 02/02

EST. NO.: 05-061710

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
.	OFFSITE PAVING-PARADISE BLVD.				
1	Subgrade Prep, 12"	SY	8695.00	\$0.96	\$8,347.20
2	4" Art. AC Type SP-II	SY	7820.00	\$11.85	\$92,667.00
3	3" Art. AC Type SP-III	SY	7820.00	\$8.92	\$69,754.40
4	Tack Coat	SY	8695.00	\$0.14	\$1,217.30
5	4" Art. Type A-Transition	SY	875.00	\$12.91	\$11,296.25
6	1 1/2" Art. Type B-Transition	SY	875.00	\$4.75	\$4,156.25
7	Subgrade Prep, 6"-Temp.	SY	4100.00	\$0.70	\$2,870.00
8	3" Art. Type B-Temp.	SY	4100.00	\$9.24	\$37,884.00
.	SUBTOTAL-OFFSITE				\$228,192.40
.	ONSITE PAVING				
1	Subgrade Prep, 12"	SY	12900.00	\$0.96	\$12,384.00
2	1 1/2" Res. AC Type C	SY	22520.00	\$3.95	\$88,954.00
3	2" Res. AC Type B	SY	3280.00	\$5.13	\$16,839.52
4	Tack Coat	SY	12900.00	\$0.14	\$1,754.40
.	SUBTOTAL-ONSITE				\$119,931.92

TOTALS

OURS COPY
400,000

Felix RABADI
440.6443

== 1

Project: Rabadi Paradise View Subdivision - Paradise Hills Boulevard Estimate
5/5/05

Paradise Blvd

B-2

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Amount</u>
301.020	Subgrade Preparation 12"	SY	\$ 1.47	✓7820	\$ 11,495.40
336.082	Art Asp Conc, Type SP11, 2" Thick, Material & Placement, cip.	SY	\$ 4.25	15640	\$ 66,470.00
336.080	Art Asp Conc, Type SP11, 3" Thick, Material & Placement, cip.	SY	\$ 5.00	✓7820	\$ 39,100.00
336.120	Tack Coat	SY	\$ 0.19	✓15640	\$ 2,971.60
340.050	Curb & Gutter, Std, PCC	LF	\$ 10.80	✓1940	\$ 20,952.00
340.010	Sidewalk, 4", PCC	SY	\$ 20.79	✓1294	\$ 26,902.26
340.025	Wheelchair Ramp	EA	\$ 150.00	✓4	\$ 600.00
340.080	Pin Curb, II, PCC	LF	\$ 6.60	26	\$ 171.60
19.010	Construction Traffic Control & Barricading, including temporary striping, compl.	LS	\$ 10,000.00	1	\$ 10,000.00
---	Extend 5-30" CMPs with PCC slope paving, compl.	LS	\$ 11,000.00	1	\$ 11,000.00
336.032A	Art Asp Conc, Type B, 3" Thick, Material & Placement, cip. (Detour Pavement)	SY	\$ 4.00	4650	\$ 18,600.00
400.001	Ref Painted Markings based on 4" width, cip.	LF	\$ 0.90	8500	\$ 7,650.00
441.011	Ref Plas Arw Lt or Rt	EA	\$ 90.00	22	\$ 1,980.00
343.030	AC PVT, <4", Saw R & D	SY	\$ 3.36	4000	\$ 13,440.00
340.030	Valley Gutter & Curb, PCC	SY	\$ 38.80	89	\$ 3,453.20
SUBTOTAL					\$ 234,786.06
CONTINGENCY 10%					\$ 23,478.61
nmgt 6.75%					\$ 258,264.67
CITY / ENGINEERING FEES 6.6%					\$ 17,432.86
INSPECTION, SURVEYING, TESTING 2%					\$ 275,697.53
GRAND TOTAL					\$ 18,196.04
125% FINANCIAL GUARANTEE					\$ 5,513.95
GRAND TOTAL					\$ 299,407.52
125% FINANCIAL GUARANTEE					\$ 374,259.40

234,786.06
x 2170
\$ 284,091.13

2005 prices

6/17/05

ALBUQUERQUE ASPHALT, INC.

ITEMIZED QUOTATION

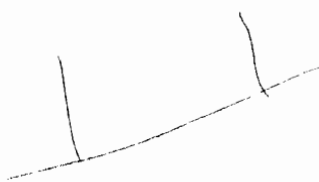
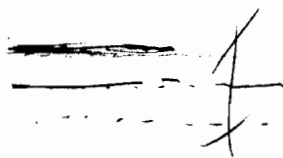
FOR:

Paradise View Subdivision

EST. NO.: 05-061710

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
.	OFFSITE PAVING-PARADISE BLVD.				
1	Subgrade Prep, 12"	SY	8695.00	\$0.96	\$8,347.20
2	4" Art. AC Type SP-II	SY	7820.00	\$11.85	\$92,667.00
3	3" Art. AC Type SP-III	SY	7820.00	\$8.92	\$69,754.40
4	Tack Coat	SY	8695.00	\$0.14	\$1,217.30
5	4" Art. Type A-Transition	SY	875.00	\$12.91	\$11,296.25
6	1 1/2" Art. Type B-Transition	SY	875.00	\$4.75	\$4,156.25
7	Subgrade Prep, 6"-Temp.	SY	4100.00	\$0.70	\$2,870.00
8	3" Art. Type B-Temp.	SY	4100.00	\$9.24	\$37,884.00
.	SUBTOTAL-OFFSITE				\$228,192.40
.	ONSITE PAVING				
1	Subgrade Prep, 12"	SY	12900.00	\$0.96	\$12,384.00
2	1 1/2" Res. AC Type C	SY	22520.00	\$3.95	\$88,954.00
3	2" Res. AC Type B	SY	3280.00	\$5.13	\$16,839.52
4	Tack Coat	SY	12900.00	\$0.14	\$1,754.40
.	SUBTOTAL-ONSITE				\$119,931.92

TOTALS

Ours Cost
400,000Felix RABADI
440.6443

Project # 1203475



Kevin P.
Broderick/PWD/CABQ
08/05/2005 09:50 AM

To Richard H. Dourte/PWD/CABQ@COA
cc Jane E. Rael/PWD/CABQ@COA
bcc
Subject Re: Felix Rabadi development (paradise view) [icon]

History: [icon] This message has been replied to.

The infrastructure list signed off by the developers agent included on-site improvements and improvements along Paradise Blvd adjacent to the subdivision. The developer requested that the two be broken out into two separate financial guaranties and based on the engineers estimate the on-site financial guaranty requirement is \$561,931.57 (this does not include water and sewer as it is in NMUI service area) and the off-site / Paradise Blvd. is \$452,853.89. The financial guaranties have a 10% contingency built into them in addition to the 25% financial guaranty rate required by ordinance due to the lack of approved plans for the required improvements. The financial guaranties are inflated somewhat to ensure that if the City had to step in and complete the project, there would be sufficient funds available to pay an engineer to develop the plans, hire a contractor to do the work and pay for surveying, testing, and inspection functions during construction. If the developer were to default on the agreement and the City had to step in and build the required infrastructure using the financial guaranty funds, once the project was complete, a final accounting of the project would be completed with any remaining funds being returned to the agency providing the financial guaranty. There is also a separate additional deferred sidewalk financial guaranty in the amount of \$102,874.31. These numbers were generated and sent to the developers agent on May 12, 2005.

The plans for the subdivision are not yet approved. The last DRC meeting was on July 6, 2005 with instructions to make the required corrections to the plans and submit the mylars for routing for signature.

No work may start on City infrastructure until there is a Work Order in place which requires an approved set of plans and an SIA. Mr. Rabadi does not have to financial guaranty anything in order to get the Work Order as the financial guaranty is only required if the developer wants to get his plat signed prior to the work being completed. After the SIA and Work Order is issued the contractor may start work on the City infrastructure and MR. Rabadi may at a future date come back in and amend the SIA to include the required financial guaranties in order to get his plat signed at that time. In any event, the plans need to be corrected and submitted for approval before we even consider any work on City infrastructure.

Since the development is in the NMUI service area, Mr. Rabadi's contractor could start work on the utilities associated with the project if NMUI has approved starting the work and none of the work is within the existing patted city ROW. We obviously discourage this as changes to the plans could result in changes to the utility layout which could require some of the work having to be re-done. This would be the developers call in conjunction with NMUI.

Kevin P. Broderick, PE
Design Review
Ph: 505-924-3992
Fax: 505-924-3440
email: kbroderick@cabq.gov

Richard H. Dourte/PWD/CABQ



Richard H.
Dourte/PWD/CABQ
08/05/2005 08:08 AM

To Kevin P. Broderick/PWD/CABQ@COA, Jane E.
Rael/PWD/CABQ@COA
cc
Subject Felix Rabadi development (paradise view)

FINANCIAL GUARANTY AMOUNT

05/12/2005

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

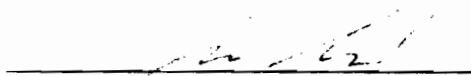
Project ID #: 760081, Paradise View Subdivision, Phase/Unit #: 1

Requested By: **Steve Metro, PE & Savina Garcia, PE w/ Wilson & Co.**

Approved estimate amount:		\$352,519.42
Contingency Amount:	10.00%	\$35,251.94
Subtotal:		\$387,771.36
NMGRT	6.75%	\$26,174.57
Subtotal:		\$413,945.93
Engineering Fee	6.60%	\$27,320.43
Testing Fee	2.00%	\$8,278.92
Subtotal:		\$449,545.26
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$561,931.57</u>

APPROVAL:

DATE:



05-12-2005

Notes: B-1 of 2. Certification for grading & drainage required prior to release of FG. This FG is for on-site paving & SD. See B-2 for Paradise Blvd paving. Water & SAS by NMUI & not included in this FG.

FINANCIAL GUARANTY AMOUNT

05/12/2005

Type of Estimate: Sidewalk Deferral

Project Description:

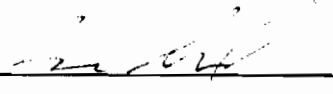
Project ID #: 760081, Paradise View Subdivision, Phase/Unit #: 1

Requested By: **Steve Metro, PE & Savina Garcia, PE w/ Wilson & Co.**

Approved estimate amount:	\$77,095.50
NMGRT 6.75%	\$5,203.95
Subtotal:	\$82,299.45
125% FINANCIAL GUARANTY RATE	1.25
TOTAL FINANCIAL GUARANTY REQUIRED	<u>\$102,874.31</u>

APPROVAL:

DATE:



05-12-2005

Notes:

FINANCIAL GUARANTY AMOUNT

05/12/2005

(PARADISE BLVD)

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

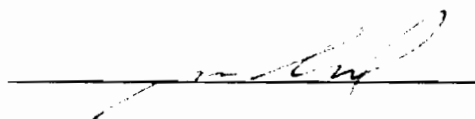
Project ID #: 760081, Paradise View Subdivision, Phase/Unit #: 1

Requested By: **Steve Metro, PE & Savina Garcia, PE w/ Wilson & Co.**

Approved estimate amount:		\$284,091.13
Contingency Amount:	10.00%	\$28,409.11
Subtotal:		\$312,500.24
NMGRT	6.75%	\$21,093.77
Subtotal:		\$333,594.01
Engineering Fee	6.60%	\$22,017.21
Testing Fee	2.00%	\$6,671.88
Subtotal:		\$362,283.11
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$452,853.89</u>

APPROVAL:

DATE:



05-12-2005

Notes: B2 of 2. 10% contingency, plans not approved. This FG is for the Paradise Blvd paving. See B-1 for on-site. Water & SAS by NMUI & not included in this FG.

B-1

PARADISE VIEW SUBDIVISION
PROJECT NO. 760081

6.	7.	8.	9.	10.	11.	12.
Item No.	Short Description	Estimated Quantity	Estimated Unit Price	Estimated Amount	As-Built Quantities	As-Built Amount
PAVING						
301.020	Subgrade Prep, 12"	12,030	\$1.47	\$17,684.10		
336.032	AC SC, 1.5"	10,368	\$4.00	\$41,472.00		
336.032	AC BC, 1.5"	10,368	\$4.00	\$41,472.00		
336.034	AC SC, 2"	1,662	\$6.00	\$9,972.00		
336.034	AC BC, 2"	1,662	\$6.00	\$9,972.00		
340.050	C&G, STD, PCC	2,440	\$11.48	\$28,011.20		
340.090	ROLL CURB, PCC	5,910	\$10.21	\$60,341.10		
340.010	SDWK, 4" PCC	470	\$21.08	\$9,907.60		
340.025	WLCHR ACC RAMP, 4" PCC	10	\$449.61	\$4,496.10		
340.031	VLY GUT (3' W, PCC) 4' kerbsides	220	\$10.00	\$2,200.00		
340.032	VLY GUT, 6' W, PCC	132	\$12.00	\$1,584.00		
340.033	VLY GUT, 10' W, PCC 2' kerbsides	84	\$16.00	\$1,344.00		
340.034	VLY GUT & CURB, PCC	3,200	\$4.41	\$14,115.56		
	SUBTOTAL PAVING			\$242,571.66		
DRAINAGE:						
620.010	CHNL LIN, 6" RPCC	2,500	\$11.66	\$29,150.00		
340.210	SDWK 24" DRN	10	\$1,961.67	\$19,616.70		
	SUBTOTAL DRAINAGE			\$48,766.70		
WATER:						
801.090	24" BF Valve	1	\$6,252.67	\$6,252.67		
801.058	PRESS CONN, w/ FIT, WL	2	\$749.98	\$1,499.96		
801.005	12" WL PIPE, w/o FIT	150	\$23.43	\$3,514.50		

242,571.66
48,766.70
291,338.36
x 21% 2005 price
\$352,151.92

**PARADISE VIEW SUBDIVISION
PROJECT NO. 760081**

6.	7.	8.	9.	10.	11.	12.
<u>Item No.</u>	<u>Short Description</u>	<u>Estimated Quantity</u>	<u>Estimated Unit Price</u>	<u>Estimated Amount</u>	<u>As-Built Quantities</u>	<u>As-Built Amount</u>
801.004	10" WL PIPE, w/o FIT	350	\$17.00	\$5,950.00		
801.003	8" WL PIPE, w/o FIT	4,250	\$12.68	\$53,890.00		
801.113	FH, 4'	10	\$1,210.12	\$12,101.20		
801.082	8" GATE VLV	6	\$546.78	\$3,280.68		
801.065	DI FIT, MJ, 4"-14", WL	2,200	\$2.10	\$4,620.00		
802.600	3/4" WTR SVC, SGL	5	\$487.29	\$2,436.45		
802.610	3/4" WTR SVC, SDBL	79	\$648.45	\$51,227.55		
	SUBTOTAL WATER			\$144,773.01		

SANITARY SEWER:

901.030	8" SAS PIPE	2,760	\$6.06	\$16,725.60		
901.040	10" SAS PIPE	1320	\$7.24	\$9,556.80		
925.140	6" PVC SDR21 FS MAIN SAS W/ TR	450	\$10.43	\$4,693.50		
701.010	TRCH, BF, 4-15" SAS, < 8'	4080	\$10.24	\$41,779.20		
920.010	MH, 4' DIA. C, < 6' D	17	\$1,267.30	\$21,544.10		
	Lift Station in MH, complete in place	1	\$4,000.00	\$4,000.00		
905.050	4" NEW SAS SVC	163	\$485.38	\$79,116.94		
	Connect 6" FM to Existing MH	1	\$2,000.00	\$2,000.00		
	SUBTOTAL SANITARY SEWER			\$179,416.14		

TOTAL \$615,527.51
 NMGRT 6.75% \$41,548.11
 GRAND TOTAL \$657,075.61

B-2

Paradise Blvd

Project: Rabadi Paradise View Subdivision - Paradise Hills Boulevard Estimate
5/5/05

Item No.	Description	Unit	Unit Price	Quantity	Amount
301.020	Subgrade Preparation 12"	SY	\$ 1.47	✓7820	\$ 11,495.40
336.082	Art Asp Conc, Type SP III, 2" Thick, Material & Placement, cip.	SY	\$ 4.25	✓15640	\$ 66,470.00
336.080	Art Asp Conc, Type SP II, 3" Thick, Material & Placement, cip.	SY	\$ 5.00	✓7820	\$ 39,100.00
336.120	Tack Coat	SY	\$ 0.19	✓15640	\$ 2,971.60
340.050	Curb & Gutter, Std, PCC	LF	\$ 10.80	✓1940	\$ 20,952.00
340.010	Sidewalk, 4", PCC	SY	\$ 20.79	✓1294	\$ 26,902.26
340.025	Wheelchair Ramp	EA	\$ 150.00	✓4	\$ 600.00
340.080	Pin Curb, II, PCC	LF	\$ 6.60	26	\$ 171.60
19.010	Construction Traffic Control & Barricading, including temporary striping, compl.	LS	\$ 10,000.00	1	\$ 10,000.00
---	Extend 5-30" CMPs with PCC slope paving, compl.	LS	\$ 11,000.00	1	\$ 11,000.00
336.032A	Art Asp Conc, Type B, 3" Thick, Material & Placement, cip. (Detour Pavement)	SY	\$ 4.00	4650	\$ 18,600.00
400.001	Ref Painted Markings based on 4" width, cip.	LF	\$ 0.90	8500	\$ 7,650.00
441.011	Ref Plas Arw Lt or Rt	EA	\$ 90.00	22	\$ 1,980.00
343.030	AC PVT, <4", Saw R & D	SY	\$ 3.36	4000	\$ 13,440.00
340.030	Valley Gutter & Curb, PCC	SY	\$ 38.80	89	\$ 3,453.20

SUBTOTAL	\$ 234,786.06
CONTINGENCY 10%	\$ 23,478.61
nmgnt 6.75%	\$ 258,264.67
	\$ 17,432.86
CITY / ENGINEERING FEES 6.6%	\$ 275,697.53
INSPECTION, SURVEYING, TESTING 2%	\$ 18,196.04
	\$ 5,513.95
GRAND TOTAL	\$ 299,407.52
125% FINANCIAL GUARANTEE	\$ 374,259.40

234,786.06
x 2170 2005 prices

\$284,691.13

FINANCIAL GUARANTY AMOUNT

05/12/2005

(PARADISE BLVD)

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

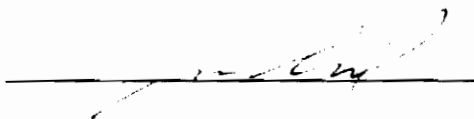
Project ID #: 760081, Paradise View Subdivision, Phase/Unit #: 1

Requested By: **Steve Metro, PE & Savina Garcia, PE w/ Wilson & Co.**

Approved estimate amount:		\$284,091.13
Contingency Amount:	10.00%	\$28,409.11
Subtotal:		\$312,500.24
NMGRT	6.75%	\$21,093.77
Subtotal:		\$333,594.01
Engineering Fee	6.60%	\$22,017.21
Testing Fee	2.00%	\$6,671.88
Subtotal:		\$362,283.11
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$452,853.89</u>

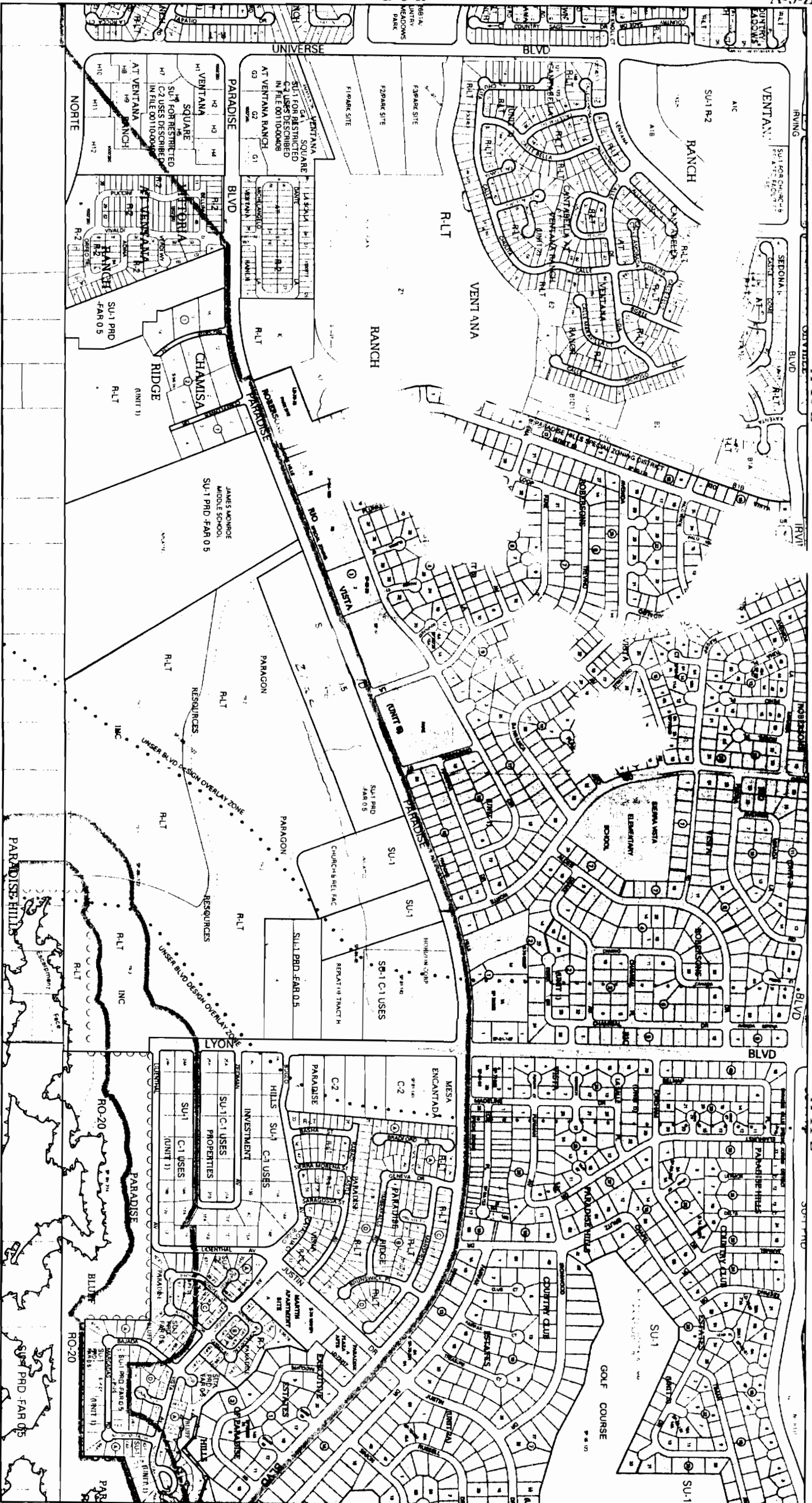
APPROVAL:

DATE:



05-12-2005

Notes: B2 of 2. 10% contingency, plans not approved. This FG is for the Paradise Blvd paving. See B-1 for on-site. Water & SAS by NMUI & not included in this FG.

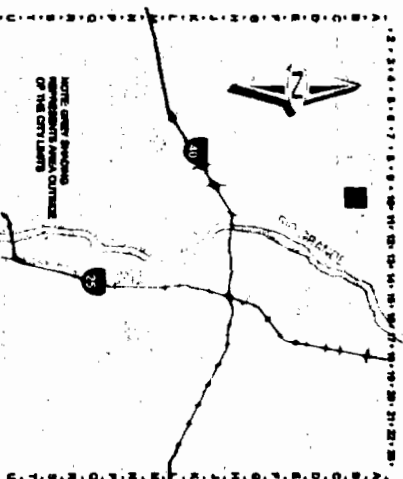
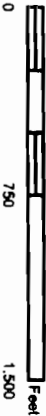


Zone Atlas Page: **B-10-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas X — Grant Boundaries
- Sector Plan Boundaries — Petroglyph
- Parcel Boundaries — H-1 Buffer Zone
- Easement Lines — Arroyos
- Freeway Lanes — LDN Noise Level
- Jurisdictional Boundaries + Airport Clearance Zone
- Westgate Wall • Design Overlay Zones
- Escarpment

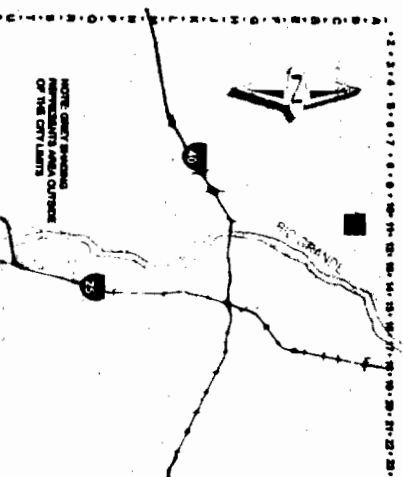
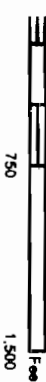


Zone Atlas Page: **B-11-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas X — Grant Boundaries
- Sector Plan Boundaries — Petroglyph
- Parcel Boundaries — H-1 Buffer Zone
- Easement Lines — Arroyos
- Freeway Lanes — LDN Noise Level
- Jurisdictional Boundaries + Airport Clearance Zone
- Westgate Wall • Design Overlay Zones
- Escarpment



Zone Atlas Page: **B-12-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas X — Grant Boundaries
- Sector Plan Boundaries — Petroglyph
- Parcel Boundaries — H-1 Buffer Zone
- Easement Lines — Arroyos
- Freeway Lanes — LDN Noise Level
- Jurisdictional Boundaries + Airport Clearance Zone
- Westgate Wall • Design Overlay Zones
- Escarpment



