



ALBUQUERQUE PUBLIC SCHOOLS

Real Estate Department

Expect Great Things!

E22/D012
M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Martin W. Eckert, SR/WA
REAL ESTATE DIRECTOR
eckert_m@aps.edu

December 10, 2007
Hand Delivered

Mr. Martin J. Chavez
Mayor
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Permission To Use A Major Portion Of Prospector's Ridge Park And 60' Drainage Right-Of-Way
During The Reconstruction Of Adjacent Georgia O'Keeffe Elementary School**

Dear Mayor Chavez:

On behalf of the Board of Education of the City of Albuquerque, Albuquerque Public Schools ("APS"), I would like to thank you and all of the outstanding employees of the City of Albuquerque ("City") for the tremendous assistance that the City provides to APS on a daily basis. For many years, APS and the City have had an excellent working relationship which involves mutual cooperation on projects that benefit both public entities, but more importantly the tax payers of APS and the City. APS would like to continue this relationship into the future and we hereby offer our assistance to the City if needed on any upcoming City projects.

With that said, I hereby request the City's assistance in allowing APS to use a major portion of Prospector's Ridge Park together with the 60' drainage right-of-way during the reconstruction of the adjacent APS Georgia O'Keeffe Elementary School. I have attached a copy of an aerial of the area of the park and school, together with a copy of the proposed compromise option, and a copy of the existing 1989 joint-use agreement between the City and APS for use of the existing park (current zone atlas page E-22-Z attached at the end). With regard to the drainage right-of-way, APS actually dedicated this 60' wide strip of land to the City in the late 1980's at the City's request. At this time, APS is only asking permission to use the 60' strip for construction staging purposes. At the conclusion of the overall project, APS would like to discuss amending the existing joint use agreement to include this area into the joint use agreement for the park.

The Compromise Option will be presented to the public at the next neighborhood meeting this Wednesday, December 12th at 6:30pm. at the Georgia O'Keeffe cafeteria. This option takes into consideration the following:

- The existing park will stay in its current location (west of the school site)
- Approximately 1.9 acres of the park will remain for neighborhood use with a temporary walking path to be constructed on this portion
- All current students (including transfers) will be accommodated
- Existing playground and mini-gym will be retained
- 2 ½ existing modular buildings will be retained

Mr. Martin J. Chavez

December 10, 2007

Page 2

- 21 double portables and 1 single portable will be installed on the school and park sites, with 17 doubles on the park site (~1.6 acres)
- There will be a total of 36 classrooms and 11 administrative spaces
- A no parking zone will maintained at the construction zone entrance
- The pedestrian crosswalks will be shifted westward
- No U-turn signs will be installed along San Victorio
- APS will return the park to as good or better condition at APS cost upon completion of the project

APS representatives have been working with City Representatives and the neighborhood over the last few months to arrive at this compromise option which we believe is the best overall option for both the short term and the long term. In particular, Jay Hart has been very helpful in this process as he has attended community meetings and discussed the project with numerous neighborhood representatives.

APS would appreciate your assistance in the use of this City property as soon as possible so that we can move forward with the design of the school and begin construction as soon as possible. Thank you very much for your consideration of this request. Please don't hesitate to contact me (cell phone # 362-8261) if I can provide any additional information.

Sincerely,

Albuquerque Public Schools



Martin W. Eckert, Real Estate Director

Enclosures

Xc: Mr. Bruce J. Perlman, Ph.D.
Ed Adams
Jay Hart
Jeff Hart
Dan Hogan
Kizito Wijenje
Karen Alarid

File

CITY OF ALBUQUERQUE

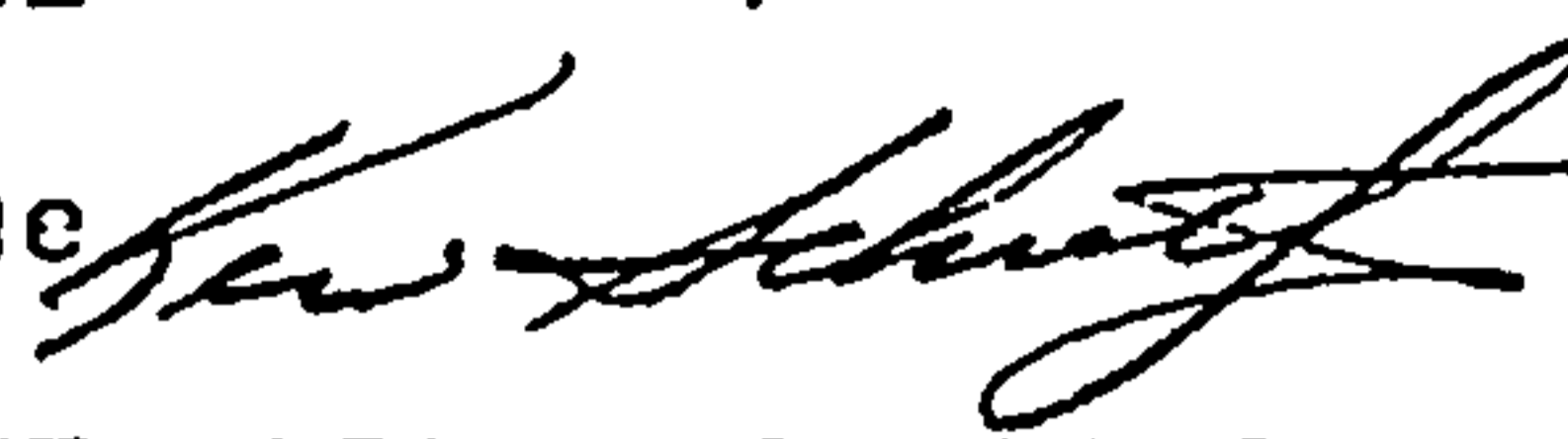
ALBUQUERQUE, NEW MEXICO

December 7, 1988

INTER-OFFICE CORRESPONDENCE

REF. NO.

EC-264

TO: Steve Gallegos, President, City Council
FROM: Ken Schultz, Mayor, City of Albuquerque 
SUBJECT: JOINT POWERS AGREEMENT WITH ALBUQUERQUE PUBLIC SCHOOLS AT PROSPECTORS RIDGE PARK

As a result of the failure of their April mill levy election, APS sought an alternate location for their new elementary school to serve the northeast heights. APS owns a 6.5 acres site at San Victorio and Kelich NE, which has the necessary infrastructure. However, their standard size for an elementary school is a minimum of 10 acres. This site will work if combined with the adjacent 3.7 acres park site.

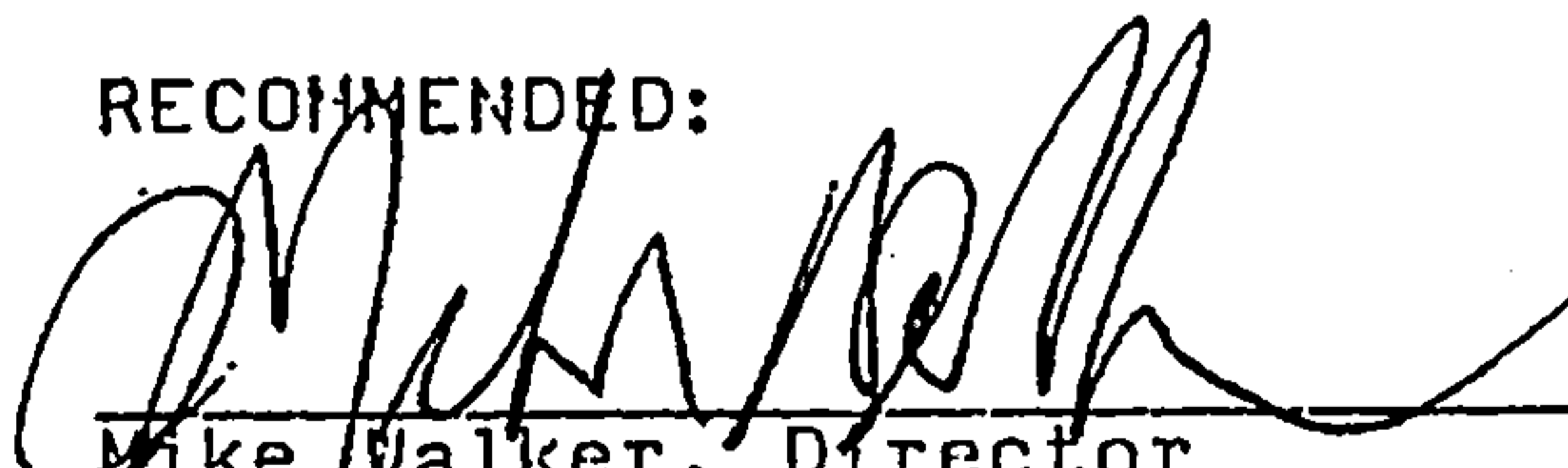
Currently there are 28 examples of City Parks and Recreation development of APS property through joint powers agreements and leases. This will be the first agreement of the reverse situation where APS develops park land as a school playground.

There will be public use on weekdays after the school day is over, on weekends, and during the summer.

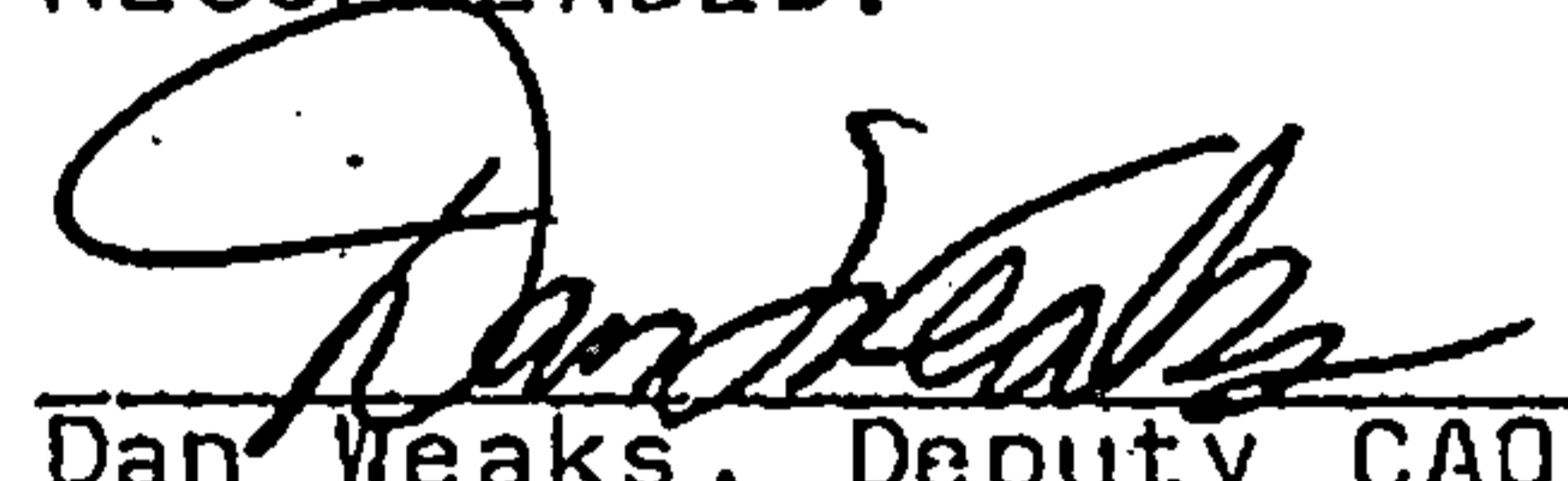
APS will bear the cost of developing the park site as a grassed playground. This playground development will provide a neighborhood park some four years earlier than when City Capital funds would have been available. Also Parks and Recreation will develop a small area of play equipment and support parking outside the agreement area that will be available to the public at all times. APS will share in the maintenance cost based on their annual "school day" use.

I am forwarding this agreement to the City Council for their consideration and action.

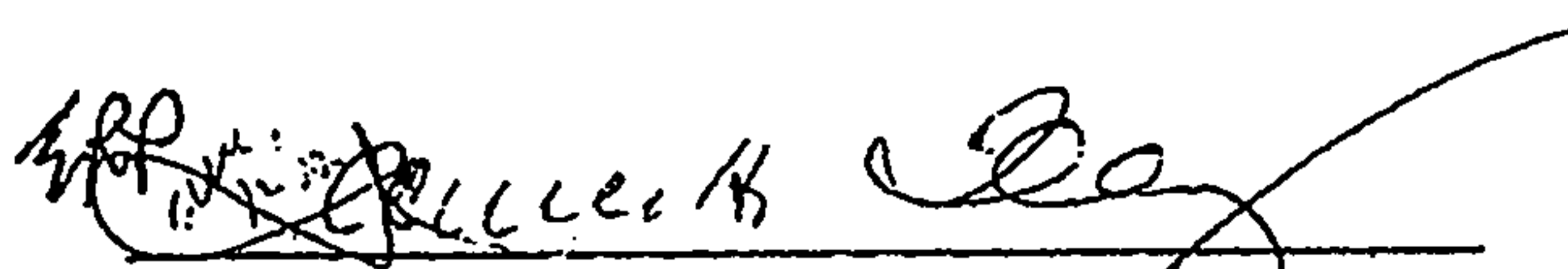
RECOMMENDED:


Mike Walker, Director
Parks and Recreation


RECOMMENDED:

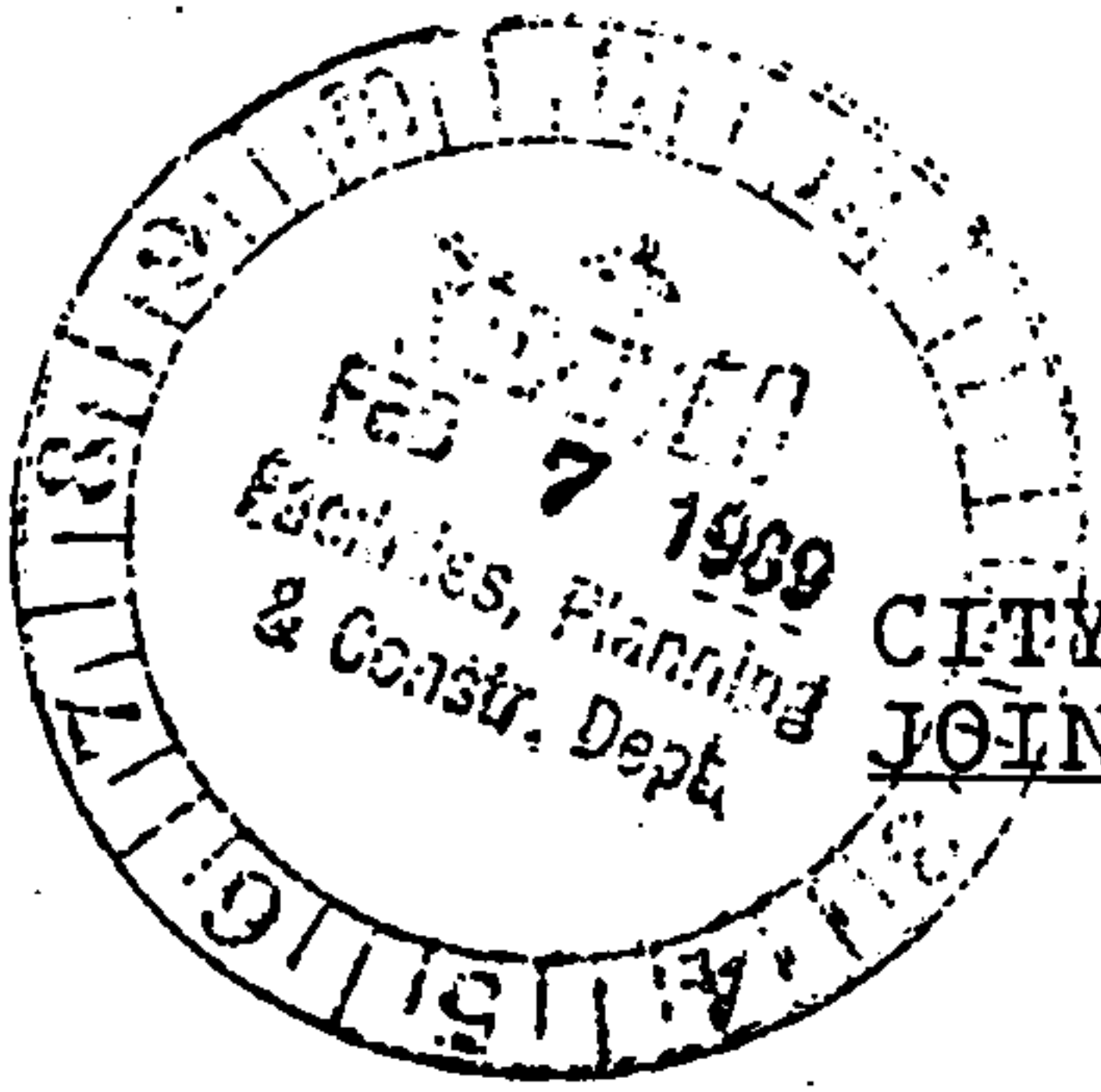

Dan Weeks, Deputy CAO
Mayor's Office

REVIEWED:


James H. Foley, City Attorney
Legal Department

APPROVED:


Clarence V. Lithgow, CAO
Mayor's Office



CITY OF ALBUQUERQUE - ALBUQUERQUE PUBLIC SCHOOLS
JOINT POWERS AGREEMENT - PROSPECTOR'S RIDGE PARK

This Joint Powers Agreement is entered into this 26th day of JANUARY, 1989 by and between the City of Albuquerque, a New Mexico municipal corporation (the "City") and the Board of Education of the City of Albuquerque, a political subdivision of New Mexico (the "Board").

WHEREAS, the City has the power to acquire, improve and maintain public parks and the Board has the power to acquire, improve and maintain public school grounds; and

WHEREAS, the City owns certain undeveloped real estate, commonly known as Prospector's Ridge Park, which is described on Exhibit A attached hereto (the "Property"); and

WHEREAS, the Board owns real property located adjacent to the Property upon which is located the 1989 modular elementary school San Victorio site; and

WHEREAS, the City and the Board desire to develop the Property as a public school playground and as a public park and to share the use of the developed Property for such uses and purposes; and

WHEREAS, the City and the Board wish to provide for the development and improvement of the Property as a public school ground and as a public park and to provide for sharing the use of the Property for such uses and purposes.

IT IS, THEREFORE, AGREED THAT:

1. Authority. This Joint Powers Agreement is entered into pursuant to Section 11-1-1 et seq. NMSA 1978 and Section 1-11-1 et seq. R.O. 1974.

2. Purpose. The purpose of this Joint Powers Agreement is to develop, improve and maintain the Property as a public park for use by the City ("Public Park Uses") and as a public school ground for use by the Board ("Public School Uses").

3. Development. The Board shall develop and improve the Property as a public school ground and shall install such play equipment on the Property (collectively, the "Improvements") as it may deem necessary or desirable for uses of the Property as a public school ground.

4. Maintenance.

A. The City shall perform all maintenance for the Property and the Improvements. The actual costs of maintenance, including the actual costs of municipal water service to the Property, (collectively, the "Costs of Maintenance") shall be shared by the City and the Board as follows: (i) During the first calendar year of this Joint Powers Agreement, the Board shall pay forty-nine percent (49%) and the City shall pay fifty-one percent (51%) of the Costs of Maintenance; and (ii) During the second calendar year and subsequent calendar years of this Joint Powers Agreement, the Board shall pay to the City that portion of the Costs of Maintenance that bears the same relationship as the number of teaching days in the calendar year bears to the total number of days in the calendar year and the City shall pay the balance of the Costs of Maintenance.

B. The City shall give the Board a finalized invoice of the Costs of Maintenance for each calendar quarter within fifteen (15) days after the end of each calendar quarter. The Board shall pay the City the Board's share of the Costs of Maintenance for each calendar quarter not later than thirty (30) days after the end of each calendar quarter.

C. The parties may modify the method for allocating the Costs of Maintenance between them by written agreement which shall be effective only on the beginning date of a calendar quarter.

D. The Board may elect to perform the maintenance of the Property and the Improvements by giving the City six (6) months' written notice (the "Notice of Election") of the election. The election of the Board to perform the maintenance and the Board's obligation to perform the maintenance shall be effective as of the first day of the calendar quarter following the calendar quarter in which the City receives the Notice of Election. If the Board elects to perform the maintenance, the Board shall notify the City and the City shall pay the Board the City's share of the Costs of Maintenance in the same manner and at the times provided in subparagraph B.

5. Term. The term of this Joint Powers Agreement shall be for a period of twenty-five (25) years from the effective date of this Joint Powers Agreement.

6. Joint Use. During each regular operating day, during regular school hours, during the regular school year, from August through May, the Board shall have the exclusive use of the Property for Public School Uses. At all other times, the City shall use the Property for Public Park Uses. The time of Public Park Uses during Monday through Friday

during the regular public school year shall occur after the end of the regular public school day through midnight. The time of Public Park Uses during all other times shall be from 6:00 a.m. until midnight. Any additional times of Public School Uses may be requested by the Board in advance by application to the Parks and Recreation Department of the City. Permission for such additional Public School Uses shall not be unreasonably withheld and such uses shall be without charge to the Board.

7. Ownership of Improvements. The title and ownership of the Improvements shall, at all times, be vested in the Board and the City shall acquire no title thereto by reason of any Improvements being affixed to the Property and no Improvements shall be deemed to be fixtures. At the end of the term of this Joint Powers Agreement, the Board shall remove any and all Improvements on the Property and restore the Property to the condition it was at the effective date of this Joint Powers Agreement.

8. Notices. All notices required or permitted under this Joint Powers Agreement shall be delivered or sent by certified mail, return receipt requested, to the parties as follows:

To the Board:

Board of Education, City of Albuquerque
P.O. Box 25704
Albuquerque, New Mexico 87125

To the City:

City of Albuquerque
400 Marquette Avenue, N.W.
P.O. Box 1293
Albuquerque, New Mexico 87103

9. Maintenance. The Board, or its designee, shall, at its sole cost and expense, keep the Property clean during times when the Board has exclusive use and possession of the Property. No consumption of alcoholic beverages of any sort shall be permitted on the Property at any time. Public Park Uses of the Property shall be governed by ordinances of the City and by regulations of the Parks and Recreation Department of the City. Public School Uses of the Property shall be governed by regulations of the Board.

10. Accountability. The City and the Board shall be strictly accountable for all receipts and disbursements of the funds provided by this Joint Powers Agreement. The City and

the Board shall make available to the other party for examination and will permit the other party to audit and make excerpts or transcripts from all of that party's records with respect to all matters covered by this Joint Powers Agreement. Upon termination of this Joint Powers Agreement, any surplus funds on hand shall be returned to the City and to the Board in proportion to the contributions of the Costs of Maintenance made by the City and the Board.

11. Termination.

A. This Joint Powers Agreement may be terminated at any time by the City or by the Board prior to the end of the term of this Joint Powers Agreement by giving written notice of termination (the "Notice of Termination") to the other party. This Joint Powers Agreement shall be terminated effective ninety (90) days after receipt by the other party of the Notice of Termination.

B. If this Joint Powers Agreement is terminated by the Board, the City shall have the option, for a period of thirty (30) days after the effective date of the termination, to either:

(i) purchase the Improvements for an amount equal to the remaining unamortized cost of the Improvements as of the effective date of termination; or

(ii) require the Board to remove the Improvements from the Property. If the City elects to require the Board to remove the Improvements from the Property, the Board shall promptly remove the Improvements on the Property and restore the Property to the condition it was at the effective date of this Joint Powers Agreement.

C. If this Joint Powers Agreement is terminated by the City, the Board shall have the option, for a period of thirty (30) days after the effective date of the termination, to either:

(i) purchase the Property from the City for cash at the then appraised fair market value, considering the then highest and best use of the Property, as determined by an MIA certified appraiser approved by both parties. If the City and the Board cannot agree on the selection of an appraiser, then each party shall employ an MIA appraiser and the appraised value of the Property shall, for purposes of this Joint Powers Agreement, be deemed to be the average of the appraised fair market values of the Property, as determined by the two appraisers. The parties shall equally share the cost of the appraisal; or

(ii) be paid the remaining value of the term of the Joint Powers Agreement which shall be equal to the present value of the remaining unamortized cost of the Improvements as of the effective date of the termination.

12. Liability. As between the parties, each party shall be solely responsible for any and all liability arising from personal injury, including death, or damage to property arising from the act or failure to act of the respective party or of its officials, agents and employees pursuant to this Joint Powers Agreement. The liability of each party shall be subject to the immunities and limitations of the Tort Claims Act, Sections 41-41-1 et seq. NMSA 1978, and of any amendments thereto.

13. Indemnity. Within the limits and subject to the provisions of the Tort Claims Act, Sections 41-41-1 et seq. NMSA 1978, the parties shall indemnify each other from and against any and all claims, actions, suits or proceedings of any kind brought for or on account of any action or failure to act of the other party pursuant to this Joint Powers Agreement.

14. Effective Date. The effective date of this Joint Powers Agreement shall be the date it is approved by the Chief Administrative Officer of the City, the Chairman of the Board, or the Secretary of the Department of Finance and Administration of New Mexico, whichever date occurs later.

15. Binding Effect: Appropriations. The obligations of the parties to perform their respective duties under this Joint Powers Agreement are subject to and conditional upon the appropriations by the governing bodies of each of the parties of funds necessary to permit each party to perform their duties.

CITY OF ALBUQUERQUE

By: Clarence V. Stith
Chief Administrative Officer
Dated: 1/26/89


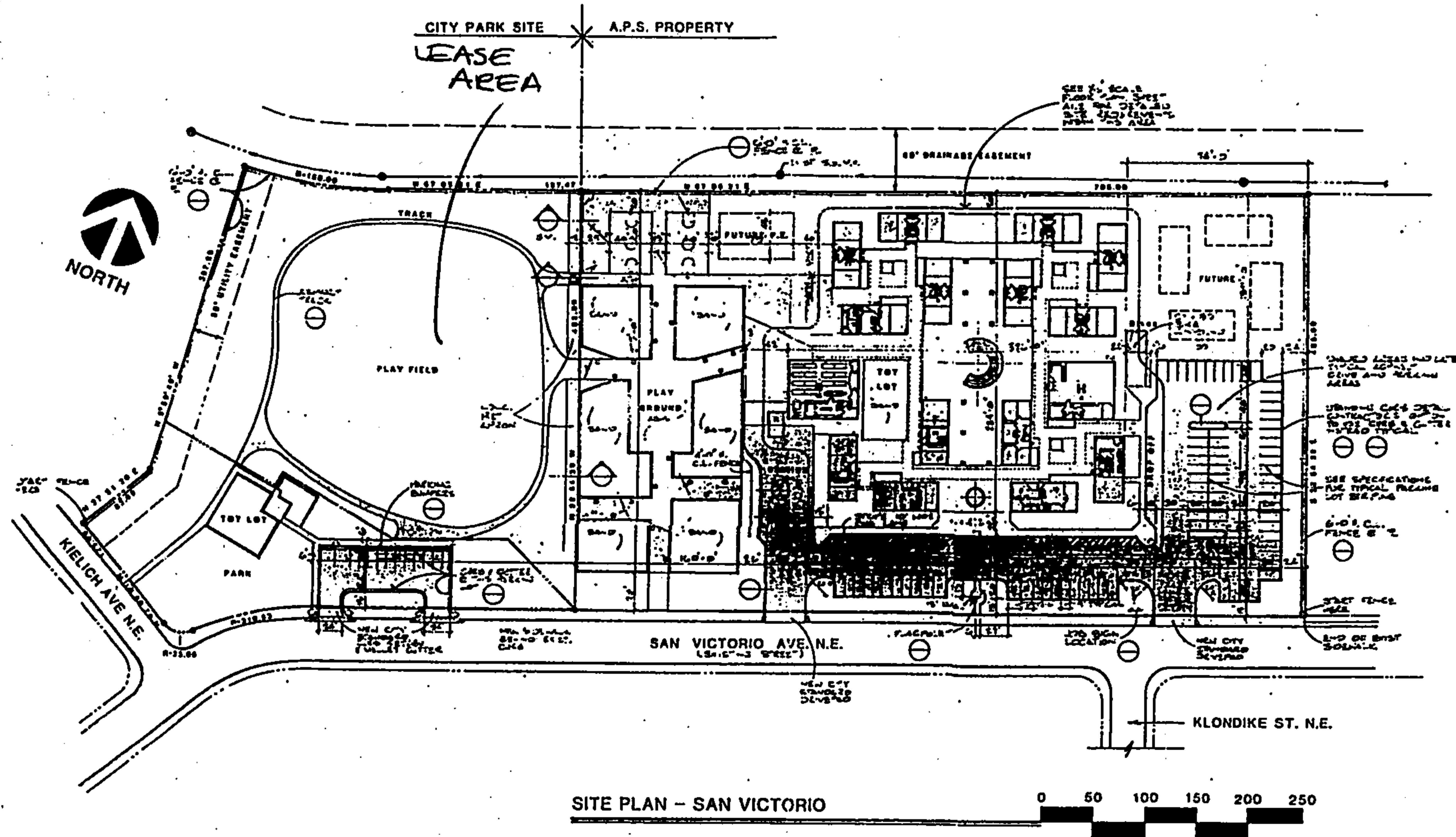
BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE

By: Charles W. White
Superintendent
Albuquerque Public Schools
Dated: 12/19/88

Approved:

Secretary
Department of Finance and Administration
State of New Mexico
Dated: _____

EXHIBIT A



**Albuquerque
Public
Schools**

DEPARTMENT OF
MACHINES PLANNING AND CONSTRUCTION
915 Main Street SE
P O Box 25784
ALBUQUERQUE, NEW MEXICO 87125
(505) 343 3043

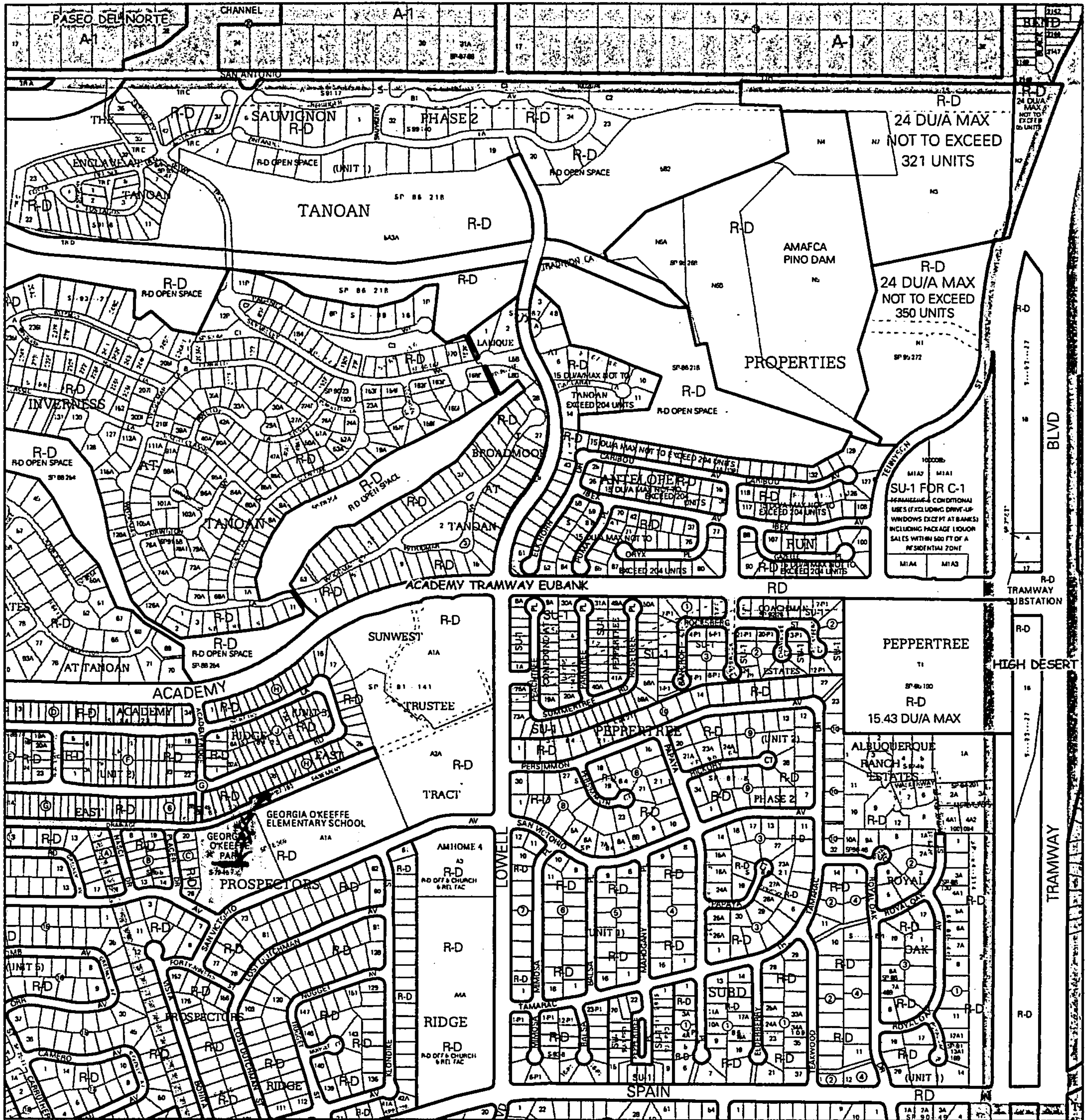
NOTES

REVISIONS

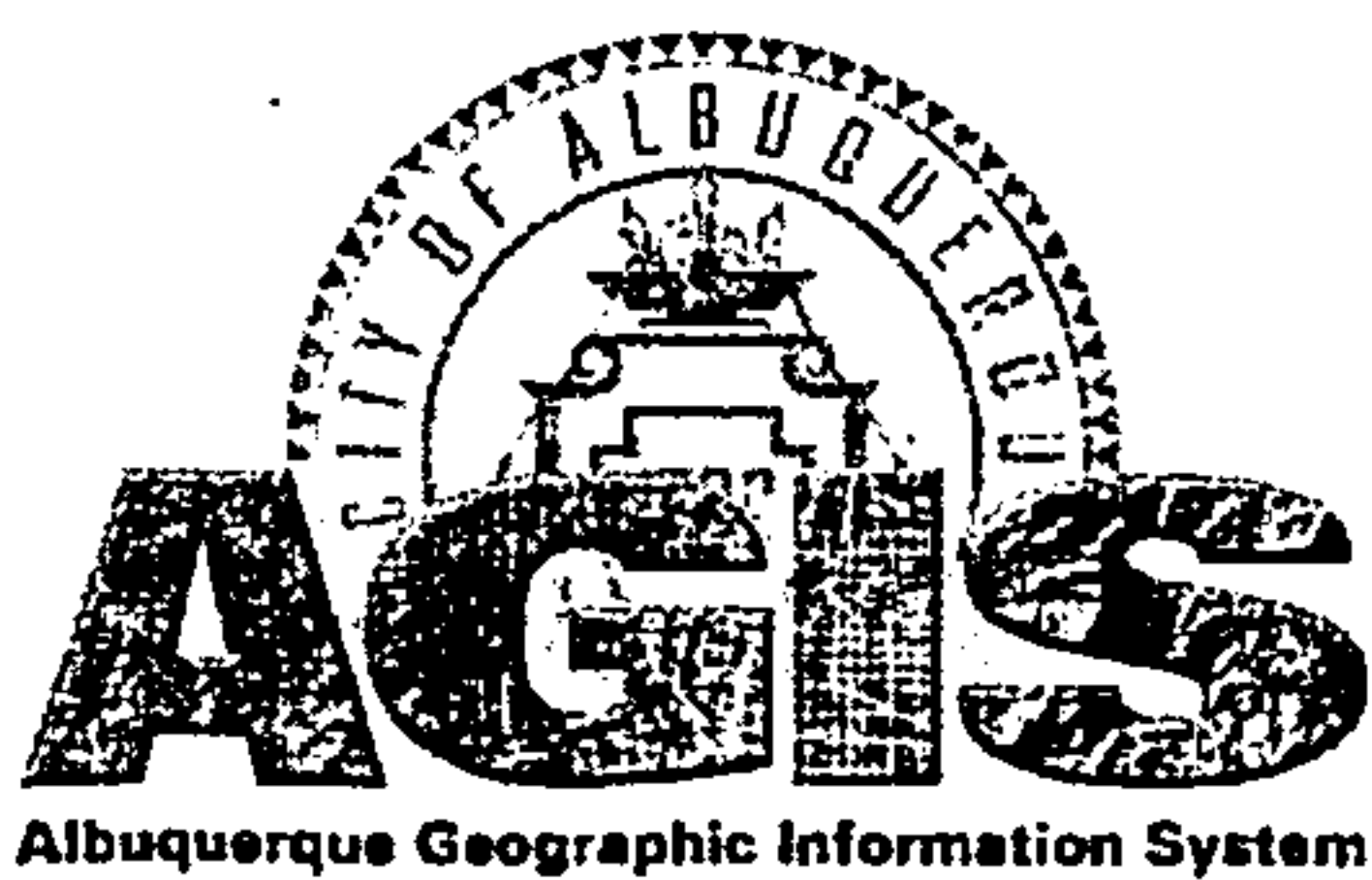
PROJECT: 1988 MODULAR
ELEMENTARY SCHOOLS

TITLE: SITE PLAN
- SAN VICTORIO

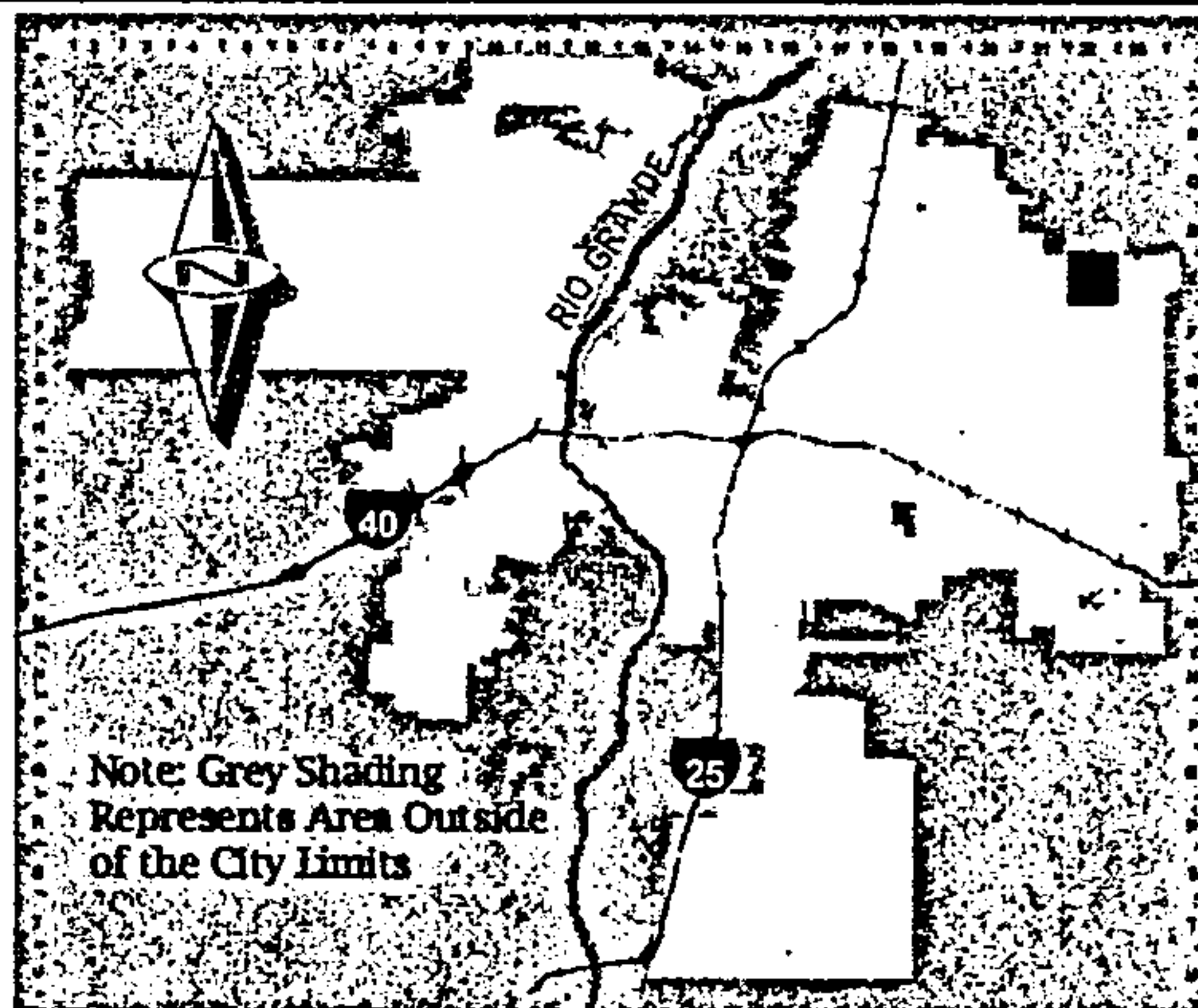
DATE	SHEET NO
DRAWN BY,	C1.2
ENGINEER BY	
APPROVED BY:	



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 9/6/2007



Zone Atlas Page:

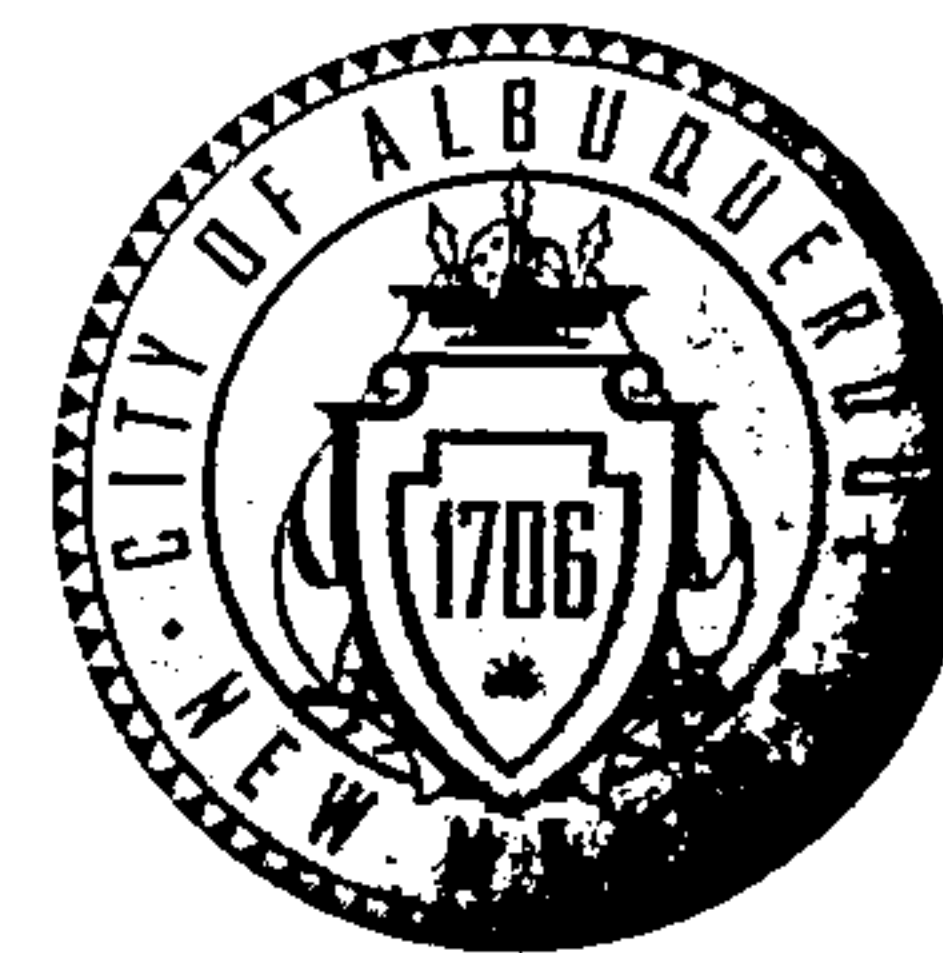
E-22-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

CITY OF ALBUQUERQUE



November 12, 2010

J. Graeme Means, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: Georgia O'Keeffe Elementary School, 11701 San Victorio Ave NE,
Permanent Certificate of Occupancy - Approved
Engineer's Stamp dated: 03-01-09 (E-22/D0120)
Certification dated 11-09-10

Dear Mr. Means,

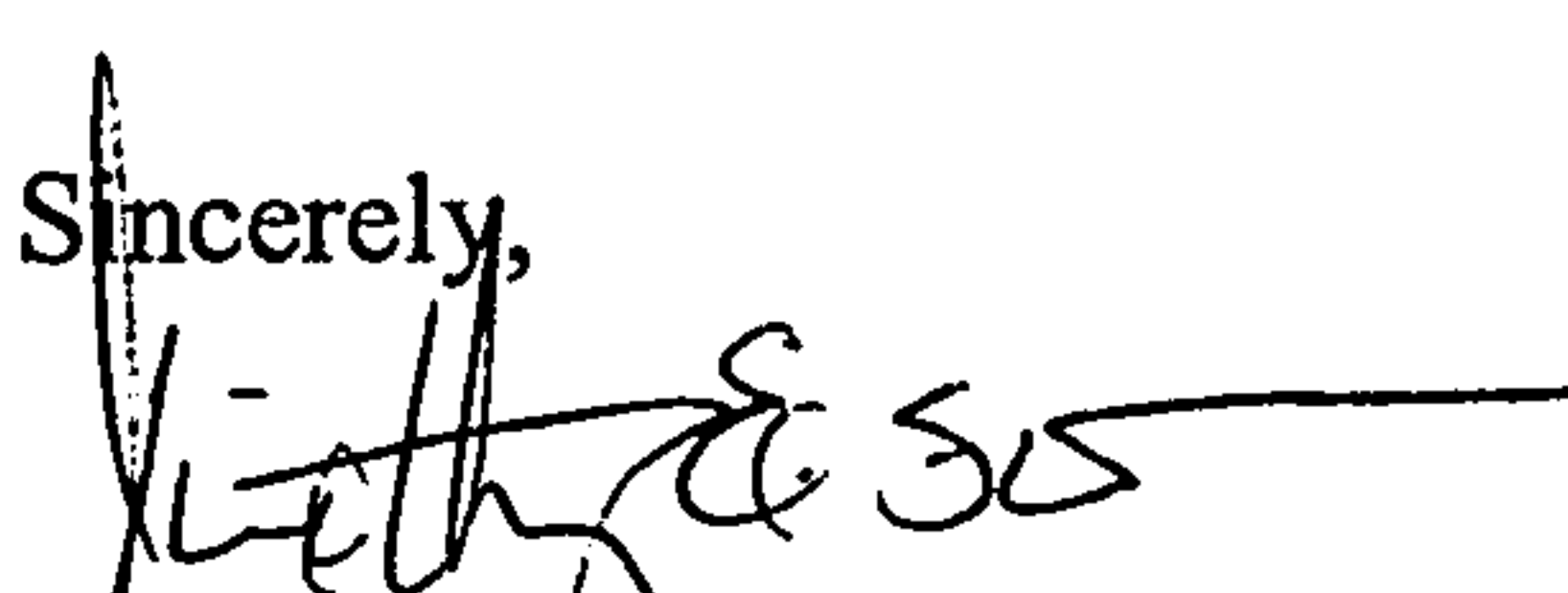
Based upon the information provided in the Certification received 11-10-10, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3982.

Sincerely,

Albuquerque


Timothy E. Sims
Plan Checker—Hydrology Section
Development and Building Services

NM 87103

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 – KDM)

PROJECT TITLE: Georgia O'Keeffe Elementary School ZONE MAP: E-22/D12
 DRB#: _____ EPC#: _____ WORK ORDER#: _____
 LEGAL DESCRIPTION: Tract A1-A, Lands of Amhome IV
 CITY ADDRESS: 11701 San Victorio Ave NE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: Graeme Means #13676
 ADDRESS: 6010-B Midway Park Blvd NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Albuquerque Public Schools CONTACT: Tyler Mason
 ADDRESS: 915 Oak Street SE PHONE: 602-778-2800
 CITY, STATE: Albuquerque, NM ZIP CODE: 87106

ARCHITECT: Jon Anderson Architect CONTACT: James Lucero
 ADDRESS: 912 Roma Ave NW PHONE: 602-957-4530
 CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYING FIRM: High Mesa Consulting Group LICENSED SURVEYOR: Chuck Cala, #11184
 ADDRESS: 6010-B Midway park Blve NE PHONE: 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: Shumate Constructors, Inc. CONTACT: Architect
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
 ____ DRAINAGE PLAN 1st SUBMITTAL
 ____ DRAINAGE PLAN RESUBMITTAL
 ____ CONCEPTUAL G & D PLAN
 ____ GRADING PLAN
 ____ EROSION CONTROL PLAN
☒ **ENGINEER'S CERT (HYDROLOGY)**
 ____ CLOMR/LOMR
 ____ TRAFFIC CIRCULATION LAYOUT
 ____ ENGINEER'S CERT (TCL)
 ____ ENGINEER'S CERT (DRB SITE PLAN)
 ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
 ____ PRELIMINARY PLAT APPROVAL
 ____ S. DEV. PLAN FOR SUB'D APPROVAL
 ____ S. DEV. FOR BLDG. PERMIT APPROVAL
 ____ SECTOR PLAN APPROVAL
 ____ FINAL PLAT APPROVAL
 ____ FOUNDATION PERMIT APPROVAL
 ____ BUILDING PERMIT APPROVAL
☒ **CERTIFICATE OF OCCUPANCY**
 ____ GRADING PERMIT APPROVAL
 ____ PAVING PERMIT APPROVAL
 ____ WORK ORDER APPROVAL
 ____ OTHER (SO # 19)

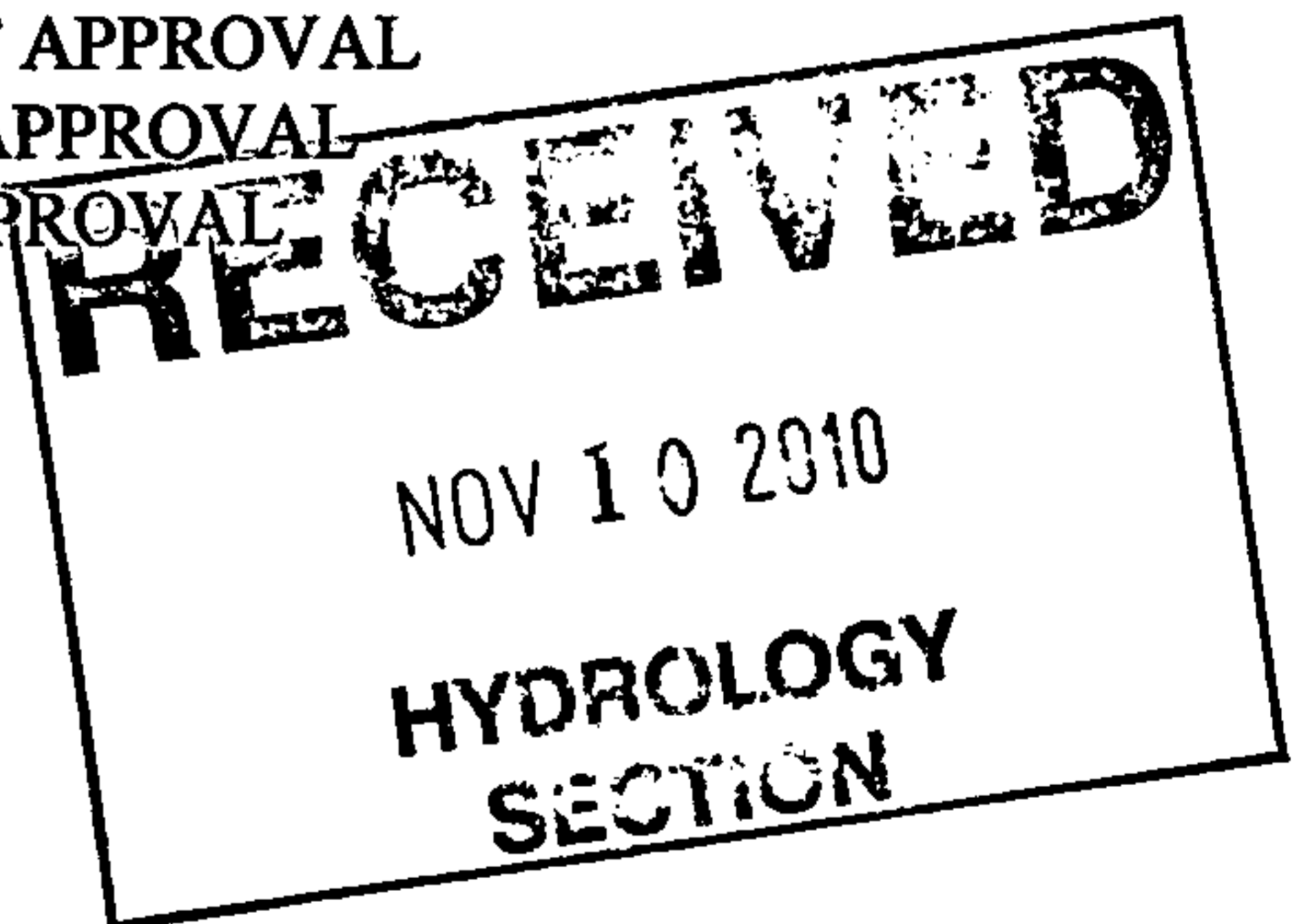
WAS A PRE-DESIGN CONFERENCE ATTENDED:

____ YES
☒ NO
 ____ COPY PROVIDED

DATE SUBMITTED: 11/10/2010 BY: Graeme Means

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



Cherne, Curtis

11701 San Victoria Ave NE

From: Graeme Means [GMeans@highmesacg.com]
Sent: Thursday, August 12, 2010 2:10 PM
To: Cherne, Curtis
Cc: Shaw, Frank C; Mason, Tyler M
Subject: Georgia O'Keeffe E.S.

Curtis,

We have confirmed the three outstanding items discussed last week for which you required completion as a condition of temp CO:

- 1) The curb behind the double "D" storm inlet
- 2,3) The frames, grates and concrete pads around the 2 storm manholes north of the playground.

Based on this info, we understand you can approve a 30 day temp CO for hydrology. We will follow up within the next 30 days with a surveyed and certified as-built plan depicting the site in a state of approx. 90% completion pending landscaping and the playground to get the temp CO extended for another 90 days. We will then follow up with a final certification for permanent CO upon completion of the landscaping.

We appreciate you working with us and taking the time to come out last week.

Let us know if you have any questions, or if you need any additional information from us.

Graeme Means

**HIGH
MESA Consulting Group**

J. Graeme Means, P.E.
Principal

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
gmeans@highmesacg.com

based on site visit 8-6-10 and
this e-mail. Gave a verbal for 30 day
temp CO.

8-13-10 Antie a cheer

8/13/2010

CITY OF ALBUQUERQUE



March 4, 2010

J. Graeme Means, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: Georgia O'Keefe Elementary School, 11701 San Victorio Ave NE, Grading and Drainage Plan

Engineer's Stamp date 3-1-10 (E-22/D012)

Dear Mr. Means,

Based upon the information provided in your submittal received 3-2-10, the above referenced plan is approved for Building Permit and SO 19 Permit with the following comment:

- On Sheet C-303, Detail E-4 specifies a grate elevation of 64.25, whereas the build note on the plan specifies 65.25. It seems the 64.25 is the correct grate elevation.

I am confident that this can be built correctly and the typographical error can be corrected on the Certification.

This is the plan to certify for release of Certificate of Occupancy.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE



May 7, 2009

Graeme Means, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: Georgia O'Keeffe Elementary School
11701 Victorio Ave. NE, Grading Plan(E-22/D012)
Engineer's Stamp dated 03-09-09/04-24-09(Sheet C-103))

Dear Mr. Means,

Based upon the information provided in your resubmittal received 04-24-09, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. **Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.**

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. In addition to submitting an NOI to the EPA and preparing a Stormwater Pollution Prevention Plan (SWPPP), please send a copy of the SWPPP on a CD in .pdf format to the following address:

PO Box 1293

Department of Municipal Development
Storm Drainage Division
P.O. Box 1293, One Civic Plaza, Rm. 301
Attn: Kathy Verhage
Albuquerque, NM 87103

Albuquerque

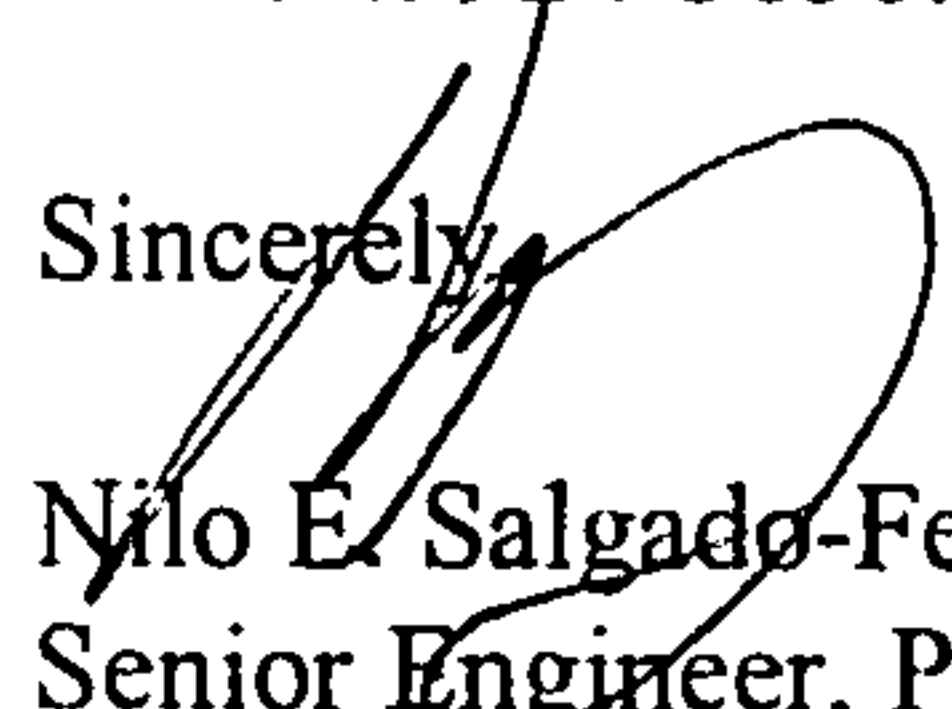
If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Kathy Verhage).

NM 87103

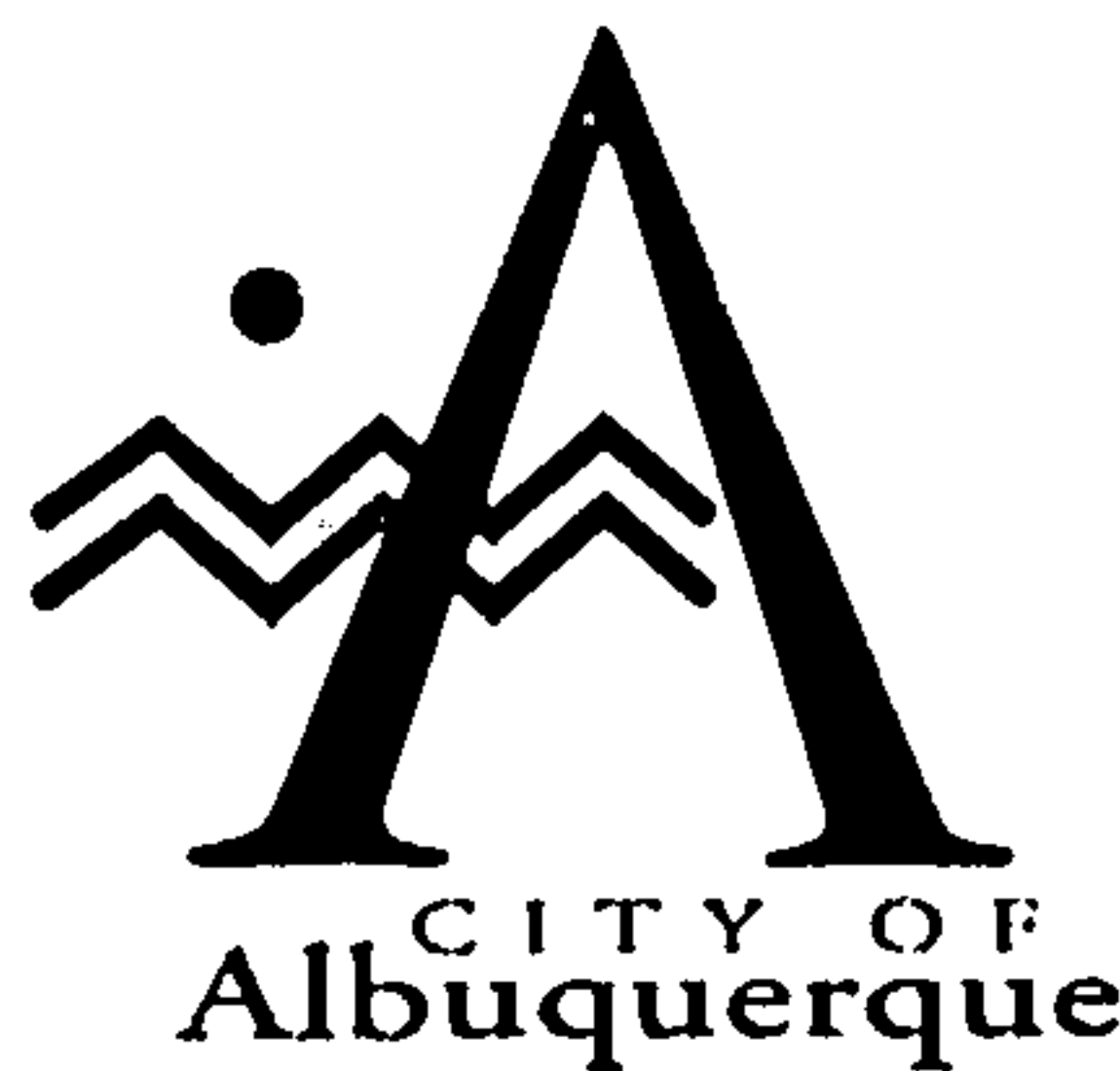
The above referenced plan is approved for an SO-19 permit. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. Be advised that no Certificate of Occupancy, temporary or permanent, will be released prior to inspection and approval of the storm drain connection / sidewalk culvert by the Storm Drain Maintenance department. Contact Duane Schmitz at 235-8016 to schedule an inspection.

If you have any questions, you can contact me at 924-3630.

Sincerely,


Nilo E. Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File
Duane Schmitz, DMD Street / Storm Maintenance (Pino Yards)
Antoinette Baldonado, Construction Services
Kathy Verhage, DMD /Storm Drainage Design



Public Works Department

April 10, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Scott McGee
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, NM

**RE: GEORGIA O'KEEFE ELEMENTARY SCHOOL MULTI-PURPOSE BUILDING,
11701 SAN VICTORIO AVE. NE (E22-D12). ENGINEER'S CERTIFICATION FOR
CERTIFICATE OF OCCUPANCY. ENGINEER'S CERTIFICATION DATED
APRIL 4, 1997.**

Dear Mr. McGee:

Based on the information provided on your April 4, 1997 submittal, the above referenced project is approved for Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3986.

Sincerely,

Bernie J. Montoya CE
Engineering Associate

c: Andrew Garcia
File

Good for You, Albuquerque!



CITY OF ALBUQUERQUE



August 12, 2010

Jon Anderson, R.A.
912 Roma Ave. NW
Albuquerque, NM 87102

**Re: Georgia O'Keeffe Elementary School, 11701 San Victorio Ave NE,
Permanent Certificate of Occupancy – Transportation Development
Architect's Stamp dated 03-17-09 (E22-D012)
Certification dated 08-09-10**

Dear Mr. Anderson,

Based upon the information provided in your submittal received 08-10-10, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Georgia O'Keeffe Elementary School ZONE MAP: E-22/D-12
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract A-1A Lands of Amhome IV
CITY ADDRESS: 11701 San Victorio Ave NE

ENGINEERING FIRM: High Mesa Consulting Group CONTACT: Graeme Means #13676
ADDRESS: 6010-B Midway Park Blvd NE PHONE: 345.4250
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Albuquerque Public Schools CONTACT: Tyler Mason
ADDRESS: 915 Oak Street SE PHONE: 848.8822
CITY, STATE: Albuquerque, NM ZIP CODE: 87103

ARCHITECT: Jon Anderson Architect CONTACT: James Lucero
ADDRESS: 912 Roma Avenue NW PHONE: 764.8306x202
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

SURVEYOR: High Mesa Consulting Group CONTACT: Chuck Cala, #11184
ADDRESS: 6010-B Midway Park Blvd NE PHONE: 345.4250
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: Shumate Constructors Inc. CONTACT: Mark Shumate
ADDRESS: 1439 Honeysuckle Dr, NE PHONE: 823-1218
CITY, STATE: Albuquerque, NM 87122 ZIP CODE: 87122

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☒ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☒ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

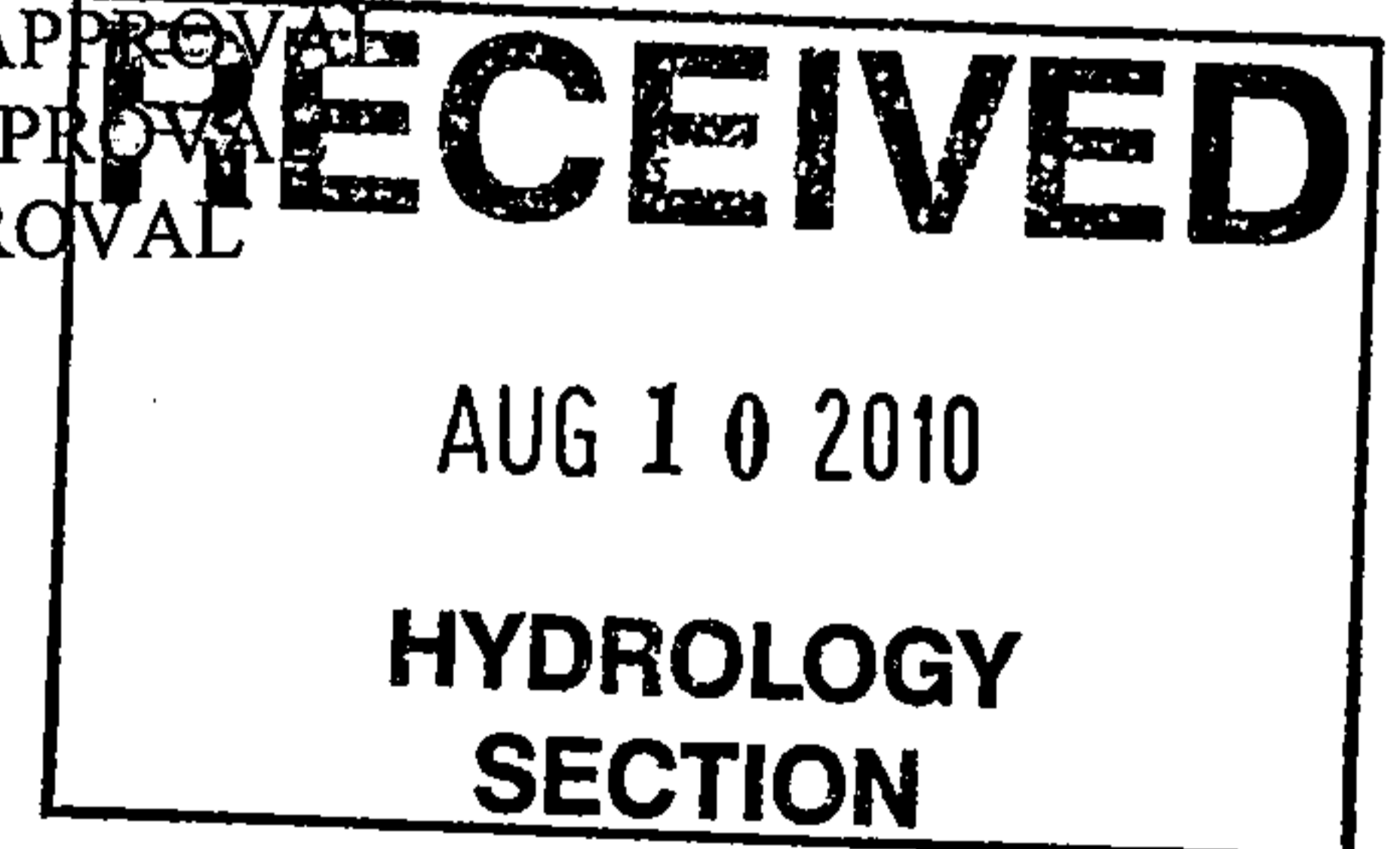
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 08.09.2010 BY: Mark Harvold

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



JON ANDERSON
ARCHITECTURE
912 ROMA AVE NW
ALBUQUERQUE
NEW MEXICO
8 7 1 0 2
505 764 8306
FAX 764 2879
JONANDERSON
ARCHITECT.COM

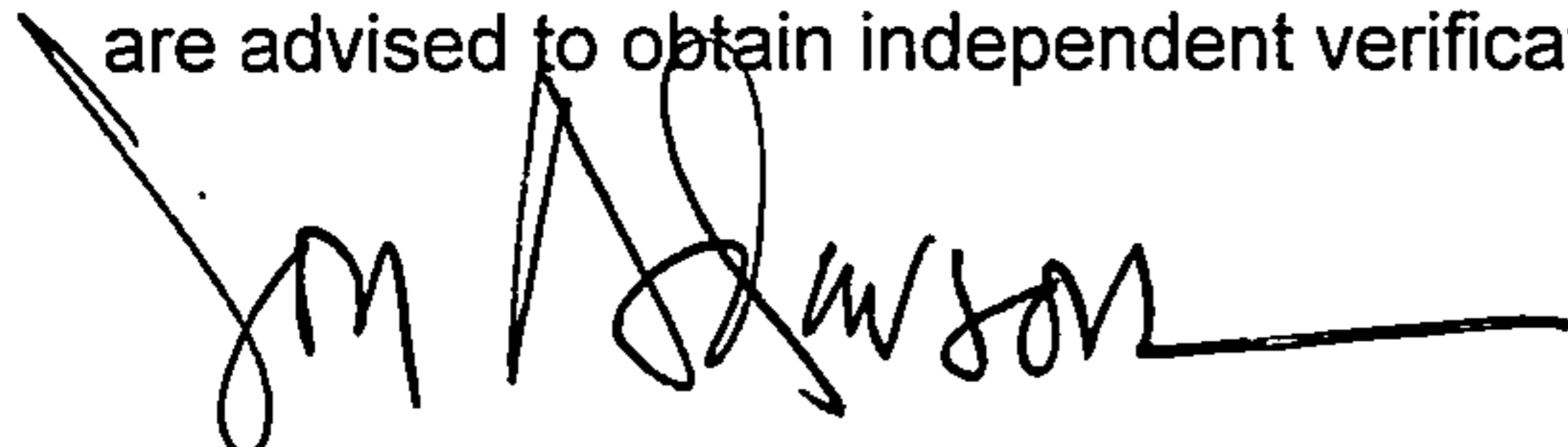
August 9, 2010

To Whom It May Concern:

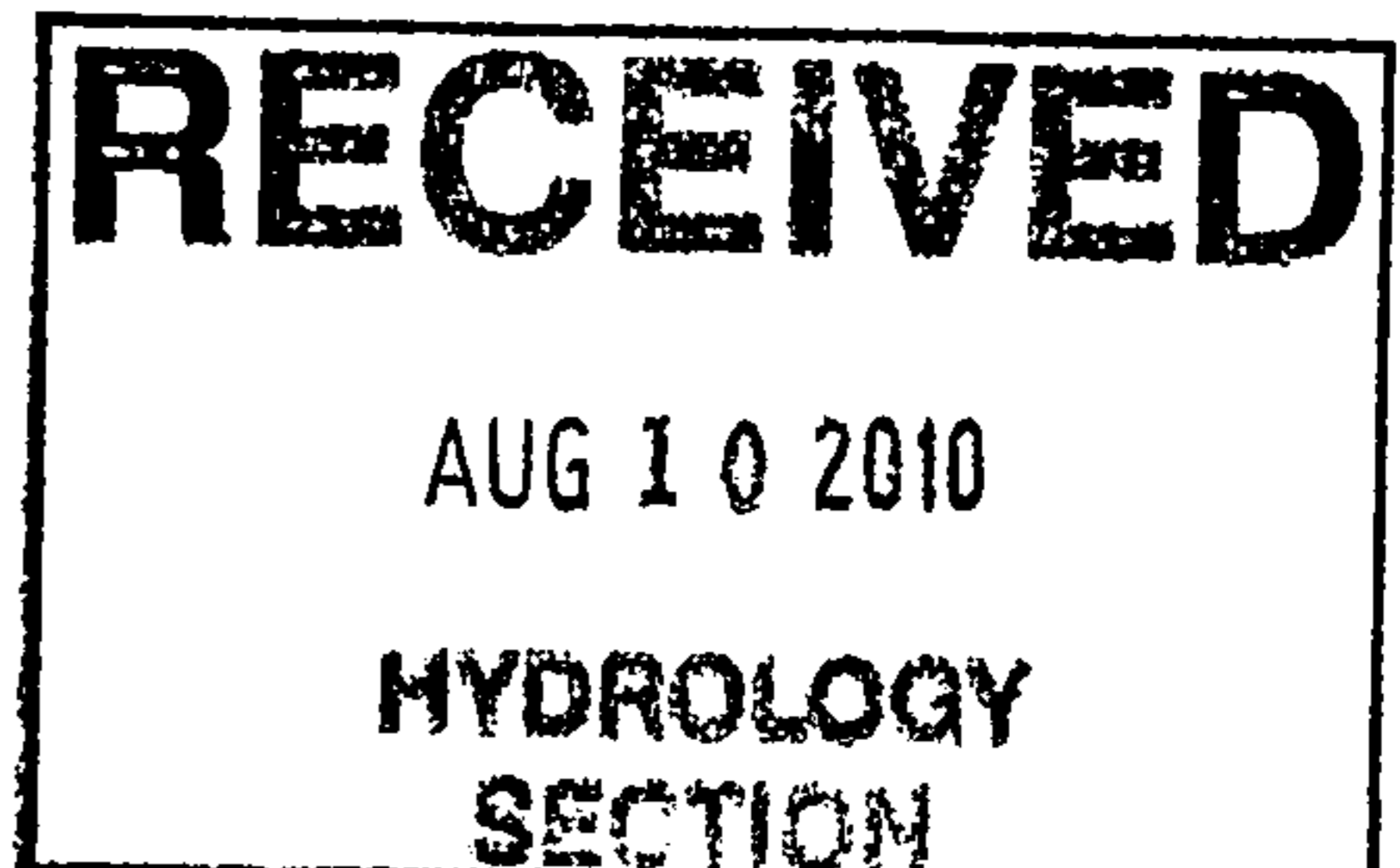
RE: Traffic Circulation Layout
Georgia O'Keeffe Elementary School
11701 San Victorio Avenue NE

I, Jon Anderson, a New Mexico Registered Architect Hereby certify that this project is in Substantial Compliance with and in accordance with the design intent of the TCL approved plan dated February 2, 2009. I further certify that representatives from my office visited the site on August 9, 2010 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for the Certificate of Occupancy.

The record information presented herein is not necessarily complete and is intended only to verify Substantial Compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



Jon Anderson Architect



James Lucero

From: Metro, Kristal D. [KMetro@cabq.gov]
Sent: Tuesday, April 14, 2009 9:20 AM
To: James Lucero
Subject: RE: Georgia O'Keeffe Elementary - Traffic Gate

James,
I have reviewed your proposed gate relocation, and I have no objection to this change.
Sincerely,
Kristal Metro, City of Albuquerque Transportation Development

From: James Lucero [mailto:james@jonandersonarchitect.com]
Sent: Wednesday, April 01, 2009 5:12 PM
To: Metro, Kristal D.
Subject: Georgia O'Keeffe Elementary - Traffic Gate

Kristal,
John Bucholtz reiterated the issue you noticed with accessible parking for the Visitor area, and added that if the vehicular gates are closed that we have not provided accessible parking. Do you think we could move the vehicular gate to a new location per the attached sketch? The goal is to prevent people from driving into and loitering in the parking lot after hours.

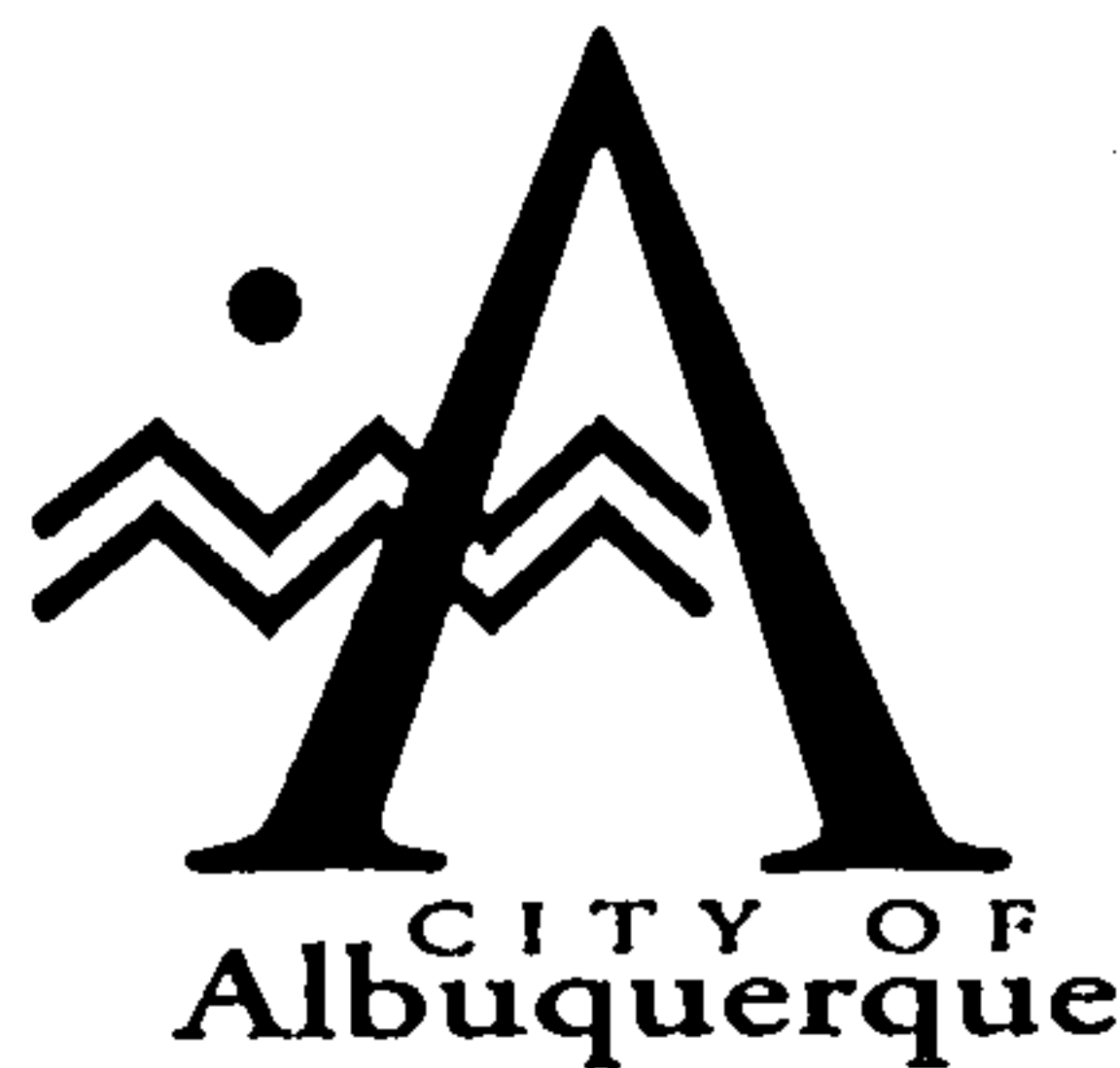
Let me know your thoughts.

Thanks,
James

James Lucero, AIA
505.764.8306 x202
jonandersonarchitect.com

No virus found in this outgoing message.
Checked by AVG.
Version: 7.5.557 / Virus Database: 270.11.34/2032 - Release Date: 3/31/2009 6:02 AM

No virus found in this incoming message.
Checked by AVG.
Version: 7.5.557 / Virus Database: 270.11.54/2056 - Release Date: 4/13/2009 5:51 AM



Public Works Department

April 10, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Scott McGee
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, NM

**RE: GEORGIA O'KEEFE ELEMENTARY SCHOOL MULTI-PURPOSE BUILDING,
11701 SAN VICTORIO AVE. NE (E22-D12). ENGINEER'S CERTIFICATION FOR
CERTIFICATE OF OCCUPANCY. ENGINEER'S CERTIFICATION DATED
APRIL 4, 1997.**

Dear Mr. McGee:

Based on the information provided on your April 4, 1997 submittal, the above referenced project is approved for Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3986.

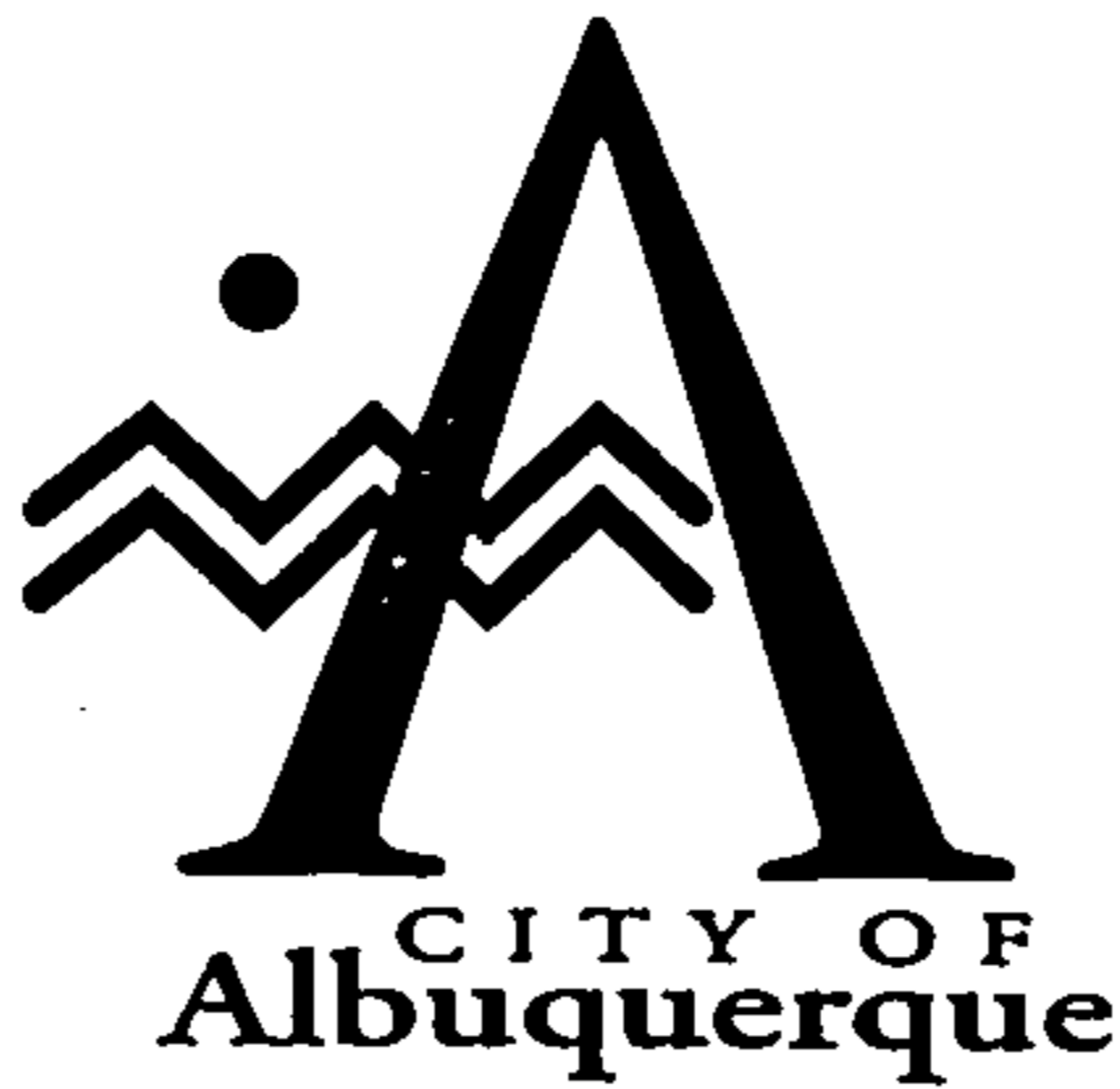
Sincerely,

Bernie J. Montoya CE
Engineering Associate

c: Andrew Garcia
File

Good for You, Albuquerque!





June 18, 1996

*updated
6-27-96*

Martin J. Chávez, Mayor

Scott McGee
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, NM

**RE: GEORGIA O'KEEFE ELEMENTARY SCHOOL MULTI-PURPOSE BUILDING
(E22-D12). DRAINAGE PLAN SUBMITTAL FOR BUILDING PERMIT
APPROVAL. ENGINEER'S STAMP DATED MAY 22, 1996.**

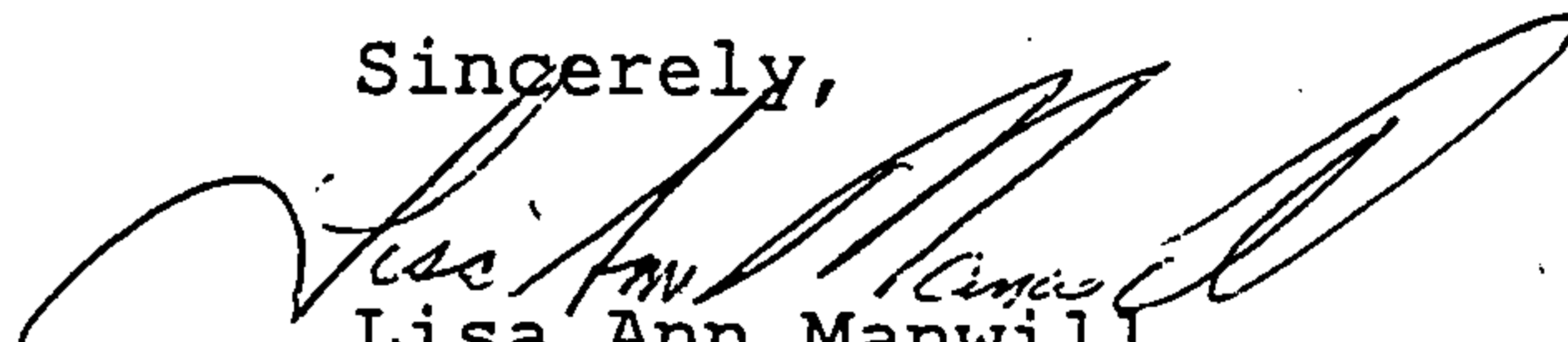
Dear Mr. McGee:

Based on the information provided on your May 22, 1996 submittal, the above referenced project is approved for Building Permit.

Prior to Certificate of Occupancy approval, an Engineer's Certification will be required.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,


Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia

File



FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

November 9, 1989

Jeff Mortensen
Jeff Mortensen & Associates
811 Dallas N.E.
Albuquerque, NM 87110

RE: ENGINEER CERTIFICATION FOR SAN VICTORIO ELEMENTARY SCHOOL (GEORGIA
O'KEEFE ELEMENTARY SCHOOL) (E22-D12) CERTIFICATION STATEMENT DATED
10/30/89

Dear Mr. Mortensen:

Based on the information provided on your October 31, 1989 submittal, Engineer
Certification for the above referenced drainage plan is acceptable.

Please be advised that prior to Certificate Of Occupancy release we will
require the following:

1. Concurrence letter of acceptance from the inspection division for
work done under work order.
2. Signed off copy for work done within the City Public Right-of-Way
tap of proposed 18" RCP into the existing manhole.
3. Concurrence from Arroyo Maintenance that the existing 60" drainage
R/W was reconstructed to its original configuration (contact Kevin
Murphy).

If I can be of further assistance, please free to contact me at 768-2650.

Sincerely,

Bernie J. Montoya
Bernie J. Montoya, C.E.

BJM:jc
WP+988

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

RAY R. BACA
DEPUTY CAO
PUBLIC SAFETY

June 27, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR SAN VICTORIO ELEMENTARY SCHOOL
(E-22/D12) REVISION DATED JUNE 8, 1989

Dear Mr. Mortensen:

Based on the information provided on your resubmittal of June 9, 1989, the revisions as indicated are acceptable.

Please advise your client that because of all the underground systems that are proposed, and because of the complexity of the drainage concept, Engineer's Certification will be required prior to release of the Certificate of Occupancy.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
for Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+988)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
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CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

April 25, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR SAN VICTORIO ELEMENTARY SCHOOL
(E-22/D12) REVISION DATED APRIL 18, 1989

Dear Mr. Mortensen:

Based on the information provided on your resubmittal of April 18, 1989, the revisions as indicated are acceptable. If the building permit has already been issued, it is your responsibility to make sure the contractor gets a copy of this approved plan.

Also, a separate permit is required for construction within City right-of-way. A copy of this approval letter must be available when applying for the excavation permit.

If you should need further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

xc: Becky Sandoval

BJM/bsj
(WP+988)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
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ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

January 27, 1989

Jeff Mortensen
Jeff Mortensen & Associates, Inc.
811 Dallas NE
Albuquerque, NM

RE: Revised Drainage Plan For San Victorio Elementary School (E22-D12)

Dear Mr. Mortensen:

Based on the information provided on your January 23, 1989 resubmittal, the above referenced drainage plan is approved for Building Permit.

Please be advised that prior to Building Permit release, we will need:

1. Concurrence of first DRC review for the tie to the existing 18" RCP.
2. Please advise your client that a separate permit is required for construction within City R/W and that a copy of the approval letter must be on hand when applying for the excavating permit.

If you have any questions, please feel free to contact me at 768-2650.

Sincerely,

Bernie J. Montoya
Bernie J. Montoya C.E.
Engineering Assistant

cc: Becky Sandoval

BJM/ds