

From: [Mike Walla](#)
To: [Harmon Rita T.](#)
Subject: FW: UNM 1650 - Parking Lot
Date: Thursday, August 21, 2014 5:41:57 AM
Attachments: [Reciprocal Drainage Agreement 8-20-2014.pdf](#)
Importance: High

Rita,

The University Facilities Group found this old agreement which may take care of the concerns we have regarding cross lot drainage for the 1650 University repaving project. It is difficult to read but I believe it addresses our concerns. Please let me know what you think. The University is in a big hurry to get this work done so if this helps you expedite things I would sure appreciate it. Also, I have calculated the runoff outfall from our site that goes thru that driveway into University and it is 5.8 CFS. Please let me know if you need anything else to approve this submittal.

Thanks,

 **Walla**
ENGINEERING LTD

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President

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From: Mary Gauer [mailto:mgauer@unm.edu]
Sent: Wednesday, August 20, 2014 5:08 PM
To: Susan; Michael Reid
Cc: Zach Gruen (ZachG@hbconstruction.com); Steve Sullivan (steves@hbconstruction.com); Bill Konopik; Jennifer R. Cramer; Mike Walla; Justin Snyder
Subject: RE: UNM 1650 - Parking Lot
Importance: High

Susan, Zach and Steve:

Justin and I have been in conversation about this issue as well as the missing curb on the hotel property. Based on his information, we will not have a Memorandum to present to the City regarding the historical drainage issue. Should there be issues with the City not approving the drainage plan, we need to now promptly. It will take a considerable amount of time according to Justin to sort through numerous items that are currently on the table for review. However, attached is an original Reciprocal Drainage Agreement from 1986 for the entire site which may be of assistance.

I've not officially heard back from Steve Sullivan on the problem with the curb not being in place and

our civil plan showing that we pave to the Hotel curb but when we talked, he indicated that they'd likely suggest paving to "a point near the future curb". This would require the Hotel to cut/patch at some future time when they do complete their work.

Justin has advised that we not be in conversation with the Hotel construction management company regarding any drainage or easement issues. All communications will come from UNM Real Estate.

Regards,
Mary G

Mary Day Gauer, CFM, IFMA Fellow
Group Manager, Health Sciences Center
UNM Office of Capital Projects
505-934-6593

From: Mary Gauer
Sent: Wednesday, August 20, 2014 10:35 AM
To: Susan; Michael Reid
Cc: Zach Gruen (ZachG@hbconstruction.com); Steve Sullivan (steves@hbconstruction.com); Bill Konopik; Jennifer R. Cramer; Mike Walla; Justin Snyder
Subject: RE: UNM 1650 - Parking Lot

Susan:

I just spoke with Justin Snyder in UNM Real Estate. He's already engaged in negotiations with the Hotel on another matter. He will review the document you sent and reply back to us on the recommended course of action. I've indicated that we started the work on Monday for the parking lot and we truly need something as quickly as possible for the City.

Regards,
Mary G

Mary Day Gauer, CFM, IFMA Fellow
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UNM Office of Capital Projects
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From: Susan [<mailto:sbj@fbtarch.com>]
Sent: Wednesday, August 20, 2014 9:24 AM
To: Mary Gauer; Michael Reid
Cc: Zach Gruen (ZachG@hbconstruction.com); Steve Sullivan (steves@hbconstruction.com); Bill Konopik; Jennifer R. Cramer; Mike Walla; Susan
Subject: UNM 1650 - Parking Lot

Mary and Mike,
Walla Engineering has completed their review and comments stage with the City of Albuquerque

regarding the parking lot grading and drainage. There is one issue of concern by the City. As seen on the attached sketch, the hotel owns the north driveway entrance. Historically, UNM's property has drainage down this drive to University. The new grading and drainage maintains these flows. Technically an easement for drainage should be in place, but is not. Walla Engineering has requested approval based upon the fact it is a historical condition. The City is currently considering this request. What would be best to keep things moving forward would be for UNM and the Hotel to:

- 1) enter into a memorandum of understanding short term to allow the work to continue. We believe this would appease the City. The memorandum would state the Hotel recognizes and approves of the drainage flows across their drive
- 2) Hire a surveyor.... Wayjohn did the survey for the project.... To file an official drainage easement.

Given these flows are existing, we do not anticipate any real concern on the part of the hotel owners. We have not contacted the Hotel at this time.

The permit from the City for this parking lot G&D is tied to this effort. We know HB is rushing to complete this work to meet UNM's move in dates. Please advise.

Thanks, Susan



Susan Johnson, LEED AP

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