



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 11, 1982

Mr. Larry Breen
Dorman/Nelson Architects
604 San Mateo Dr.
Santa Fe, N.M. 87501

RE: SOUTHWEST CARDIOLOGY BUILDING - SANDIA MEDICAL PARK DRAINAGE REPORT

Dear Larry:

The referenced drainage plan is approved based on the information submitted by Mr. Russell Givler, Gordon Herkenhoff & Associates. Thank you for your cooperation throughout this project.

Very truly yours,

Brian G. Burnett
Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

1207-311-82



GORDON HERKENHOFF & ASSOCIATES, INC.
302 Eighth Street, N.W.
Albuquerque, New Mexico 87102
(505) 247-0294

July 28, 1982

*Spoke with
Mr. Rainhart
Re: route to
Sandia Medical Park*

Mr. George R. Rainhart
6121 Indian School Rd., N.E.
Albuquerque, New Mexico 87110

RE: SOUTHWEST CARDIOLOGY BUILDING - SANDIA MEDICAL PARK

J15-D8

Sir:

We have reviewed the site plan dated 1 June 82, revised 7-21-82, for the referenced building and have found that it is in compliance with the approved Sandia Medical Park Drainage Report dated July, 1977.

If there are any questions concerning the site plan or if we can be of any additional service in this matter, please contact us.

Russell B. Givler
RUSSELL B. GIVLER, P.E.
RBG:er

RECEIVED

JUL 28 1982

ENGINEERING

cc: Dorman/Nelson
Mr. Brian Burnett w/enclosure ✓

Looks OK!

*RGB
CE/Hydro
7/30/82*



GORDON HERKENHOFF & ASSOCIATES, INC.

302 Eighth Street, N.W.
Albuquerque, New Mexico 87102

(505) 247-0295

September 22, 1977

Mr. Bruno Conegliano
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: SANDIA MEDICAL PARK

Accompanying this letter are copies of the contract and bid proposal for the Site Improvements for the Sandia Medical Park. By contract provisions, all work is to be completed by November 9, 1977, including the drainage pond. I can assure you, that the pond will be constructed in accordance with the drainage report and construction plans.

I am also requesting that construction permits for the various buildings involved be signed by you, and not contain any contingencies or constraints. This is necessary due to the problems involved arranging financing and obtaining certificates of title.

Wain Cooper

W. COOPER
WC:bcl

cc: Messrs. Jorge DeLaTorre
Tom Taylor
Martin Mondlick

RECEIVED
SEP 28 1977
SITE ENGINEERS

CONTRACT

THIS AGREEMENT dated Sept 9, 1977 is made and entered into by and between Sandia Foundation, hereinafter called the "OWNER" and J. R. Hale Contracting Co., Inc., hereinafter called the "CONTRACTOR".

WITNESSETH:

WHEREAS, in consideration of the sums specified in the proposal to be paid by the Owner to the Contractor at the time and the manner herein-after provided, the said Contractor has agreed, and does hereby agree to furnish labor, tools, equipment and material, and to construct complete in every detail, the Site Improvements for Sandia Medical Park.

AND FOR SAID CONSIDERATION IT IS FURTHER AGREED BETWEEN THE OWNER AND CONTRACTOR AS FOLLOWS:

1. That the entire Contract Documents, including Advertisement for Bids, Information for Bidders, Proposal, Contract, Performance Bond, Labor and Material Payment Bond, Uniform Standard Specifications for Public Works Construction for use of Municipalities and Counties in New Mexico, Contract (this instrument), Special Specifications, Addenda, if any, and Special Provisions, all of which are attached hereto, and the Drawings which are listed in the Special Provisions, are hereby made a part of this contract.
2. That the payments to be made by the Owner to the Contractor shall be made on monthly progress payments on the basis of the prices set out in the Proposal.
3. That the work shall be done to the satisfaction of the Owner, under the direction of the Engineer, and in full compliance with these Contract Documents.
4. That the work shall be completed within the time limit set out in the Information for Bidders, and shall be delivered to the Owner free of all liens, claims, and demands of any kind for materials, equipment, supplies, services, labor, taxes and damages to property or person.
5. That, in the event any of the provisions of this Contract are violated by the Contractor or by any of his Subcontractors, the Owner may serve written notice upon the Contractor and the surety of its intention to terminate such Contract, such notices to contain the reasons for such intention to terminate the contract, and, unless within 10 days after the serving of such notice upon the Contractor such violation shall cease and satisfactory arrangement for correction to be made, the Contract shall, upon the expiration of said 10 days, cease and terminate. In the event of any such termination, the Owner shall immediately serve notice thereof upon the surety who shall have the right to take over and perform the Contract, provided, however, that if the surety does not commence performance thereof within 30 days from the date of the mailing to such surety of notice of termination, the Owner may take over the

work and prosecute the same to completion by the Contractor for the account and at the expense of the Contractor, and the Contractor and his surety shall be liable to the Owner for any excess cost occasioned the Owner thereby, and in such event the Owner may take possession of and utilize in completing the work, such materials, appliances, and plant as may be on the site of the work and necessary therefore.

This contract is executed in 4 counterparts, and shall be distributed as follows: Owner - one; Engineer - one; Contractor and Bonding Company - two.

IN WITNESS WHEREOF, said parties hereto have hereunto set their hands and seals at _____ the day and year first above written:

(SEAL)

ATTEST:

E. Dinkel, Secretary

Fix Corporate Seal here, if any

ATTEST:

Danna J. Edwards

SANDIA FOUNDATION

(Owner)

BY

(TITLE)

J. R. Hale Contracting Co., Inc
Contractor

BY

(TITLE)

James R. Hale
Pres

BID PROPOSAL

TO: SANDIA FOUNDATION
512 Sandia Savings Building
Albuquerque, New Mexico 87102

The undersigned hereby proposes to perform all work for Site Improvements, Sandia Medical Park in accordance with the following:

1. Advertisement inviting bids dated August, 1977.
2. Contract documents dated August, 1977 and plans dated August, 1977, prepared by Gordon Herkenhoff and Associates, Engineers for Sandia Foundation.

All of which are incorporated herein and made a part hereof; and to perform said work in accordance with and at the rates and prices (or lump sum bid) shown in the following bid schedule. (Each item or its alternate must be bid. The cost of any work added or deducted from the following estimated quantities shall be computed at the unit prices bid.) Payment shall compensate the Contractor for all costs in connection with furnishing all labor, equipment and material required and performing the operations necessary to complete the items in accordance with the drawings and specifications. All incidental work essential to the completion of the project in a workmanlike manner, including clean-up and disposal of waste or surplus material, shall be accomplished by the Contractor without additional cost to the Owner. Owner reserves the right to delete any bid item at no increase in cost to the Owner.

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1.	6" cast iron waterline, Class 200, complete in place including fittings, trenching, and backfilling to all depths of bury.	L.F.	1,360	\$ 8.30	\$ 11,288.00
2.	For 6" gate valve, including tapping, complete in place with designated valve box and lid.	ea.	3	230.00	\$ 690.00
3.	For 6" fire hydrant, complete in place including all fittings, 6" CI waterline, and connection to water main for all depths.	ea.	2	550.00	\$ 1,100.00
4.	For 3/4" connection to water main, including curb and corporation stop, 3/4" copper waterline, complete in place.	ea.	4	160.00	\$ 640.00
5.	For dry connection to 6" waterline, including tapping sleeve, tap, complete in place.	ea.	1	475.00	\$ 475.00
6.	For dry connection to 8" waterline including tapping sleeve, tap, complete in place.	ea.	1	540.00	\$ 540.00
7.	For 1-1/4" connection to water main, including corporation & curb stop, 1-1/4" copper waterline, complete in place.	ea.	2	180.00	\$ 360.00
8.	For 8" extra strength VCP pipe, complete in place including trenching and backfilling to all depths of bury.	L.F.	670	\$ 8.50	\$ 5,695.00
9.	For 4' diameter Type "B" manhole, complete in place, for all depths.	ea.	5	480.00	\$ 2,400.00
10.	For 4" diameter, Class 200, Cast Iron sewer stubs, complete in place, including fittings and connection to main, trenching, backfilling to all depths, and plug.	L.F.	120	\$ 5.75	\$ 690.00
11.	For 2" diameter schedule 40 PVC pipe sleeves, complete in place, including trenching and backfilling, compaction to all depths of bury, with plugs.	L.F.	100	\$ 1.50	\$ 150.00

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
12.	For 4" schedule 40 PVC pipe sleeves, complete in place, including trenching and back-filling to all depths of bury, with plugs.	L.F.	30	\$ 3.00	\$ 90.00
13.	For retaining wall along west property line, complete including footing, stucco finish, and all necessary excavation and reinforcing.	L.F.	300	\$50.00	\$ 15,000.00
14.	For concrete slope paving along north property line, complete including reinforcing, and excavation, embankment and compaction.	L.S.	1	5,655.00	\$ 5,655.00
15.	For asphalt paving, including tack and prime coats, 1" surface course, 3" asphalt base course, 6" compacted subgrade, and all necessary excavation, embankment, grading and compaction.	S.Y.	1,500	\$ 4.00	\$ 6,000.00
16.	For concrete valley gutter, complete in place.	L.F.	175	\$ 4.50	\$ 787.50
17.	For concrete curb and gutter, complete in place.	L.F.	1,300	\$ 4.00	\$ 5,200.00
18.	For concrete header curb, complete in place.	L.F.	100	\$ 4.00	\$ 400.00
19.	For 4" concrete sidewalk, complete including scoring as shown on plans and wheelchair ramps.	S.Y.	50	\$10.00	\$ 500.00
20.	For timber rundown, complete in place.	L.S.	1	200.00	\$ 200.00
21.	For construction of Gazebo, complete in place including all labor and material.	L.S.	1	4,320.00	\$ 4,320.00
22.	For removal of concrete curb and gutter, complete, including disposal.	L.F.	45	\$ 1.50	\$ 67.50

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
23.	For water sprinkler system, including connection to water meter, all piping, all sprinkler and bubbler heads, controller, all valves, backflow preventers and pit, all excavation, trenching and backfilling, all electrical, wiring, connections, complete.	L.S.	1	7,500.00 \$ 7,500.00	
24.	For site grading, complete, including all labor and material.	L.S.	1	12,000.00 \$ 12,000.00	
25.	For construction of berm, complete in place.	L.S.	1	2,250.00 \$ 2,250.00	
26.	For excavation of drainage pond, complete including all labor and material.	L.S.	1	2,300.00 \$ 2,300.00	
27.	For removal and replacement of asphalt paving, as required for construction of new water and sewer lines, complete.	S.Y.	90	\$ 12.00 \$ 1,080.00	
28.	For entry wall, including stucco finish, 9" letters, complete in place.	L.S.	1	6,250.00 \$ 6,250.00	
TOTAL ESTIMATED AMOUNT				\$ 34,705.00	

The undersigned, as bidder, hereby declares that the only persons or firms interested in the proposal as principal or principals is or are named herein and that no other persons or firms that herein are mentioned have any interest in this proposal or in the contract to be entered into, that this proposal is made without collusion with any other person, company, or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud.

The undersigned agrees that, upon written notice of acceptance of this proposal mailed or otherwise furnished within thirty (30) days after date of opening of proposals, he will within five (5) days after mailing or receipt, whichever is later, of said notice and prescribed forms, execute and return to the Engineer the prescribed Specifications and Contract Documents which include the Construction Agreement, Bonds, etc.

The undersigned agrees that the time in which the work must be completed is sixty (60) calendar days.

Proposals will be opened on July 29, 1977, at 1:30 p.m., at Gordon Herkenhoff and Associates, 302 8th Street, N.W., Albuquerque, New Mexico, 87102.

ADDENDA: The undersigned hereby acknowledges receipt of the following addenda:

Addendum No. _____	Date _____
Addendum No. _____	Date _____
Addendum No. _____	Date _____

SIGNATURE OF BIDDER

(Seal if Bid By a Corporation)

J. R. Hale Contracting Co., Inc.
P. O. Box 25667
Albuquerque, New Mexico 87125
BY: [Signature]
James R. Hale
TITLE: President
ADDRESS: P. O. Box 25667
Albuquerque, New Mexico
ZIP: 87125

New Mexico's Contractor's License Number
10605

804-15 12-77



GORDON HERKENHOFF & ASSOCIATES, INC.
302 Eighth Street, N.W.
Albuquerque, New Mexico 87102

(505) 247-0295

July 22, 1977

BRUND —
7-25-77

RECEIVED

JUL 25 1977

CITY ENGINEERS

Mr. V. M. Kimmick
City Engineer
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: DRAINAGE REPORT for SANDIA MEDICAL PARK

Enclosed herewith are three (3) copies of the Drainage Report for Sandia Medical Park for your review. Due to the fact that the buildings are being designed by different architects, I have recommended that the site plans and drainage analysis be transmitted to this office for review prior to being received by the City. Hopefully, this will reduce some of the review time.

Please let me know when this report is approved.

Very truly yours,

Wain Cooper

WAIN COOPER.
WC:db

Enclosures

SANDIA MEDICAL PARK

DRAINAGE REPORT

July, 1977

PREPARED BY:

Gordon Herkenhoff & Associates, Inc.
302 Eighth Street, N.W.
Albuquerque, New Mexico 87102



SANDIA MEDICAL PARK

DRAINAGE REPORT

A. GENERAL: This report has been prepared to fulfill the requirements of the 1972-2 AMAFCA Drainage Resolution. The study area is located immediately East of the intersection of Encino Place and Medical Arts Avenue; and southerly of Sigma Chi Road. The owner of this tract, the Sandia Foundation, is developing the land into a medical offices complex. Based on the development plan submitted to the Planning Department, there will be a maximum of six buildings constructed on the site, and having a total buildable floor area of 44,780 s.f. The construction of the improvements will be in two phases: first, the site improvements, and secondly, the individual office buildings. The site improvements will consist of rough grading, berm construction, retaining walls, roadway, utilities, landscaping and retention pond. This report will contain recommendations for the developer of each building to follow relative to storm water runoff.

B. METHOD OF STUDY: Ponding areas will be sized using the rainfall from a six hour duration, 100 year frequency storm. Rates of flow will be calculated using the 100 year storm frequency intensity duration curves. The analysis of the site will consist of two stages: first, calculating the historical flows leaving the site in an undeveloped state; and, secondly determining an area after development that will contribute a runoff equal to the historical runoff prior to development. The remaining developed areas will then be graded so that all runoff flows into ponding areas.

C. CALCULATIONS: The calculations for storm water runoff, ponding volumes are included at the end of the narrative.

D. DEVELOPMENT CRITERIA: As indicated on the draiange/development plan, buildings 1 and 2 are located in drainage area 1. The runoff from this area after development will be less than the historical amount, and therefore no ponding is required. All runoff from this area can be directed into the access road and off the site. All final grading should conform to the pattern indicated.

For the remaining area, comprising buildings 3, 4, 5 and 6 the following criteria is established:

1. All landscaped areas shall be depressed a minimum of 6".
2. All storm water originating on roof areas shall be directed to landscaped areas.
3. Parking areas shall be graded to conform to the drainage patterns indicated on drainage plan.

The site plans and drainage analysis for the remaining buildings shall be made available to this Engineer for review prior to being submitted to the City of Albuquerque for final acceptance.

GORDON HERKENHOFF & ASSOCIATES
ALBUQUERQUE SANTA FE
ENGINEERING COMPUTATIONS

NAME OF PROJECT *Sandoz Med Park*

SHEET NUMBER

OF

COMPUTED BY

CHS

CHECKED BY

JOB NUMBER

154610

DATE

Calculate Historical Drainage

$$L = 570', A = 5.14 \text{ acres}, R = 0.30$$

$$\Delta \text{ elev} = 5138 - 5122 = 16'$$

$$T_c = 4 \text{ min}$$

$$I_{100} = \frac{189}{4425} = 6.5 \text{ in/hr.}$$

$$Q_{100} = (5.14)(6.5)(.30) = 10 \text{ cfs}$$

Calculate equivalent area after
development ($R=0.70$) that will produce
10 cfs

$$10 = (.70)(6.5)(A)$$

$$A = 2.2 \text{ acres}$$

GORDON HERKENHOFF & ASSOCIATES ALBUQUERQUE SANTA FE ENGINEERING COMPUTATIONS	NAME OF PROJECT <i>Sandia West Park</i>			SHEET NUMBER
	COMPUTED BY	CHECKED BY	JOB NUMBER	OF DATE

Calculate flow from Area 1 after development

$$\text{Area} = 1.5 \text{ acres}$$

$$R = 0.85 \quad (1.0 \text{ for roof and parking, } 0.30 \text{ for other})$$

$$L = 600', \Delta \text{elev} = 3'$$

$$T_c = 8(.4) = 3.2$$

$$I_{100} = \frac{182}{3.2^{.125}} = 6.7$$

$$Q = (1.5)(6.7)(.85) = 8.5 \text{ cfs}$$

OK - less than 10 cfs

Calculate Pond Volume for remaining area

Assume the following criteria:

1. Roof areas will drain to depressed landscaped areas.
2. All landscaped areas will be depressed
3. Rainfall or Borm will be collected within berm.

$$\text{Parking area} = 78,630 \text{ s.f.}$$

$$\text{use rainfall} = 2.4" \quad (6 \text{ in} - 100 \text{ yr storm})$$

$$\text{min. pond volume} = (78,630) \left(\frac{2.4}{12} \right) \left(\frac{1}{2.7} \right) = 538 \text{ cu.}$$