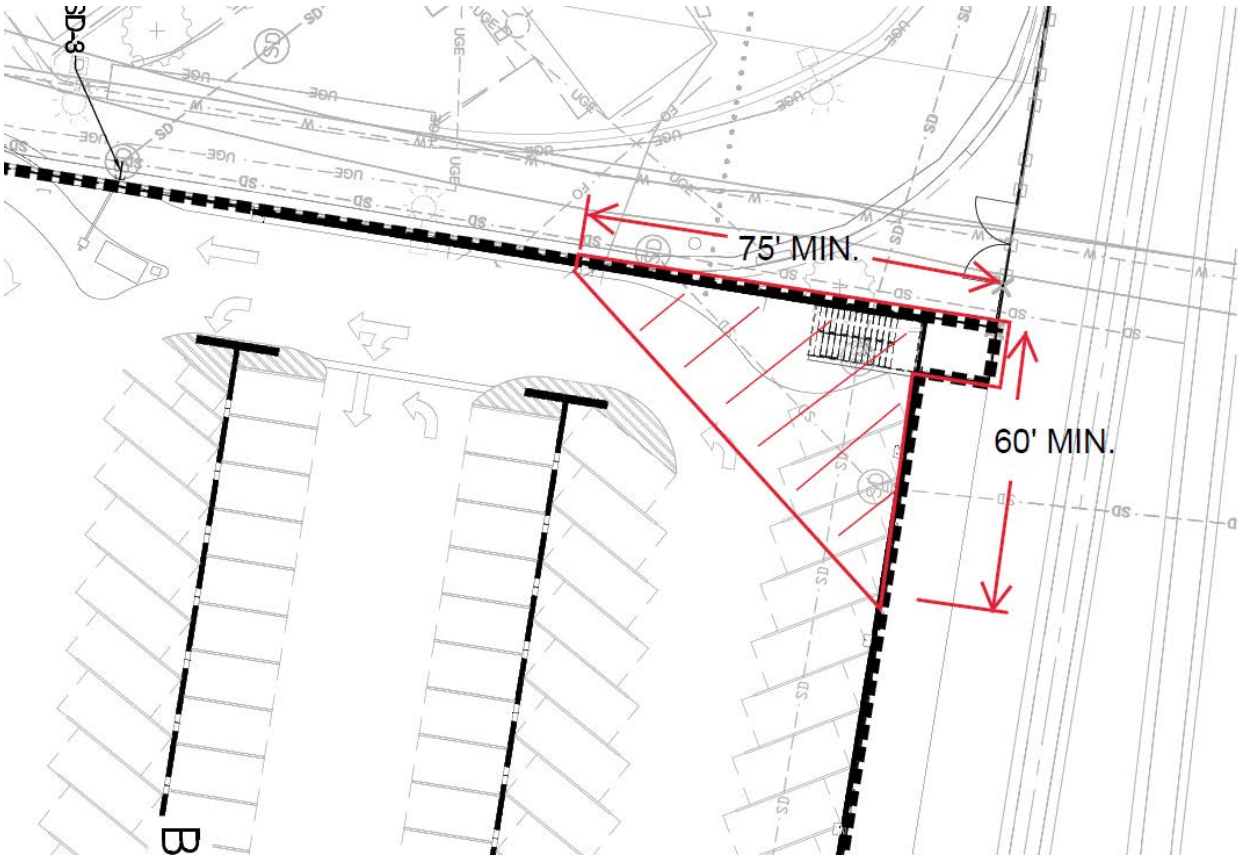
From: MacKenzie, John
To: Carrillo, Abiel X.
Cc: Biazar, Shahab; Daggett, Kevin; Varoz, Andrew; Romero, Ron
Subject: RE: One Central - K14D109
Date: Friday, December 16, 2016 10:07:48 AM
Attachments: image001.png

Abiel,

I am proposing to change our comments on 6. and 7. as follows:

6. DMD is planning some storm drain realignments under the future northeast corner of the building. Construction of the foundation would presumably need to occur after the realignments are complete.
   Understood. We will need to coordinate directly with DMD to understand what exactly these improvements are and who is responsible for what. We would like include these improvements on these plans so all are on the same page if possible similar to the pump and force main along the south side. The DOT license for DMD's work is routing for signatures. The plans for the new SD are still in design and they won't be finished for several weeks. When finished they will have to be routed with the License to the DOT for review and approval.
   (12/16/16) DMD requests that the foundation permit be issued with a condition that the applicant not conduct any foundation construction-related activities within the NE corner of the building, as shown on the image below, until DMD's construction of the new storm drain around and outside of the corner is completed



7. The northern frontage of the parking lot structure will be within the trench prism of the 48" Storm Drain under Copper.
   This has been discussed in previous meetings with the developer and DMD and I believe that it was understood. Is there anything that needs to be completed to account for this comment? DMD had requested that the developer conduct an evaluation of the potential impact on the existing storm drain from the new building foundation, and certify based upon the evaluation that there will not be any adverse impact on its integrity.
   (12/16/16) DMD requests that the foundation permit be issued with the condition that during construction the applicant perform its own inspection of the foundation and building work relative to the storm drain, and upon completion of the project the existing storm drain be videotaped and the engineer of record certify that the storm drain was not damaged or otherwise compromised during the project's construction.

John MacKenzie, PE
City of Albuquerque
Engineering Division of DMD
(505) 768-3965
(505) 414-6558

From: MacKenzie, John
Sent: Thursday, December 15, 2016 1:48 PM
To: Carrillo, Abiel X.
Cc: Biazar, Shahab; Kevin Daggett; Varoz, Andrew (avaroz@cabq.gov); Romero, Ron
Subject: FW: One Central - K14D109
Importance: High

Abiel,

See our comments below in red.

John MacKenzie, PE
City of Albuquerque
Engineering Division of DMD
(505) 768-3965
(505) 414-6558

From: Michael Balaskovits [mailto:mbalaskovits@bhinc.com]
Sent: Monday, December 05, 2016 7:17 PM
To: Carrillo, Abiel X.
Cc: Cherne, Curtis; Biazar, Shahab; Daggett, Kevin; Romero, Ron; MacKenzie, John; Kihei Mayer; Glenn Fellows; Black, Joan
Subject: RE: One Central - K14D109

Thanks for your time and comments Abiel. Please see below for responses in green. I've also included an updated drawing that has some of this information included and we will formally submit it; however there is still some additional coordination necessary that needs to occur with DMD to properly address some of these comments. After reviewing each of these responses please let us know what we need to do to address them and move forward as our client is eager to get started. I assume a follow up meeting with DMD will be necessary moving and I have Thursday afternoon available. Thank you.

Mike Balaskovits, P.E.
mbalaskovits@bhinc.com
505-798-7891
Bohannan Huston, Inc.
Community Development and Planning

From: Carrillo, Abiel X. [mailto:acarrillo@cabq.gov]
Sent: Monday, December 5, 2016 4:30 PM
To: Michael Balaskovits <mbalaskovits@bhinc.com>
Cc: Cherne, Curtis <CCherne@cabq.gov>; Biazar, Shahab <sbiazar@cabq.gov>; Daggett, Kevin <kdaggett@cabq.gov>; Romero, Ron <ronromero@cabq.gov>; MacKenzie, John <jmackenzie@cabq.gov>
Subject: One Central - K14D109

Mike,

This email is being sent in lieu of a formal letter attached. A reply to this email will not substitute a resubmittal.

Based on information provided in your submittal dated 11-1-2016, the above-referenced Grading and Drainage plan cannot be approved for Foundation Permit. See comments below:

1. It is not apparent that the coordination with DMD regarding the ultimate build out conditions for elements that will be permanently impacted by the foundation construction has been completed, based on recent meetings with DMD. Although some are mentioned below, the plan will need to be reviewed by DMD Staff (Kevin Daggett, Ron Romero, and John Mackenzie). We have reviewed the plan and we talked to Mike B. on the phone.

2. The plan needs to specify how the storm drains that will be placed under the building will be treated (capped, lean filled, etc).
   Please see attached for the updated grading plan that address what is being proposed for the existing 78" storm drain. We are working with the sub contractor to determine what exactly they will determine as a means to fill in this pipe and show it accordingly. The existing 78" line has a manhole in close proximity to the NE corner of the site, which will have to be removed with the rest of the line under this task. DMD wants a new manhole to be replaced just north of where the pipe fill line will terminate so that access to the remainder of the line to the north can be maintained.

3. We understand that a geotechnical study was to be completed to evaluate the previous item, has that been completed?
   A geotech report was completed and can be included in the submittal if necessary.

4. There is a storm drain shown as existing along the western wall of the future building. It is not clear that the line exists.
   Not sure exactly where this is? Can you provide some additional information so we can make this correction.
   This was cleared up during the phone call. The line no longer exists along the west boundary of the property, as it was remove with our construction.

5. Per previous meetings, the area between the future building and the NMRX Right of way needs to be graded to drain to the north, where an inlet needs to be purposed to accept runoff from that strip (and from the Railroad right of way?). The work will likely require access permits from the NMDOT Rail Section.
   This area has been detailed within the current plan set (see attached); however has additional coordination occurred with NMDOT concerning a License agreement from the City's work? During past meetings, it was discussed that there would be two agreements with the NMDOT and I believe that if city is able to obtain one, it might make it easier for the developer to obtain one after. Please provide an update as to the progress of this effort.
   The City will obtain a license from DOT for the installation of new storm drain around the NE corner of the One Central site. Anything south of this new line and its manhole within DOT R/W will have to be licensed by DOT to the developer. After raising grade along the west side of the tracks and getting local runoff to drain north, the manhole being installed by DMD can collect the estimated 1 cfs via a grated inlet cover on the MH.

6. DMD is planning some storm drain realignments under the future northeast corner of the building. Construction of the foundation would presumably need to occur after the realignments are complete.
   Understood. We will need to coordinate directly with DMD to understand what exactly these improvements are and who is responsible for what. We would like include these improvements on these plans so all are on the same page if possible similar to the pump and force main along the south side. The DOT license is routing for signatures. The plans for the new SD are still in design and they won't be finished for several weeks. When finished they will have to be routed with the License to the DOT for review and approval.

7. The northern frontage of the parking lot structure will be within the trench prism of the 48" Storm Drain under Copper.
   This has been discussed in previous meetings with the developer and DMD and I believe that it was understood. Is there anything that needs to be completed to account for this comment? DMD had requested that the developer conduct an evaluation of the potential impact on the existing storm drain from the new building foundation, and certify based upon the evaluation that there will not be any adverse impact on its integrity.

8. DMD will not allow the roof drains of the building to be directly connected to the Copper storm drain line.
   A significant portion of the building and parking structure will be discharging to the north. Assuming the grades work, can this discharge tie directly to the new manhole configuration being proposed with the DMD proposed realignment at the northeast corner in lieu of the existing manhole tie in? Why exactly is this connection not allowed?

We don't have any objection to the roof drains on the north side of the building discharging directly into the existing Copper storm drain as it's shown on the plans.

9. Other comments might be generated based on further coordination and new information that might be provided.

10. Other comments might be generated for Building Permit purposes.

11. The ESC Permit submitted by Klinger cannot be approved at this time. It could possibly be approved for rough grading or preliminary demolition, however, with an approved ESC Plan for that purpose.
    Was an ESP plan submitted or just the Permit?

Any question just let me know.

Abiel Carrillo, PE, CFM
Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102