10/01/93 03:28 pm Page: Friday

VS\_OFFICE
Intended For:

This Item is In Progress

Daniel W. Hogan Author:

Subject: So Broadway Cult Ctr

Robert E. Gurule From: Daniel W. Hogan To:

Date Sent: 10/01/93 Subject: So Broadway Cult Ctr

People living on John and Garfield streets are concerned that construction of subject facility will have the effect of creating flooding problems for their properties. Apparently Bea Gutierrez spoke to Givler, who reportedly gave her a less than satisfactory answer. Do you know if this was looked at or considered during the review process? Supposedly Steve is interested in securing funds to correct the problem, if indeed one exists. Thanks, and thanks for calling last evening.

The change in drainge was a concern during review of this project. The old development drained completely to the west toward John and Garfield Streets. The new site has the entire roof area now draining into Broadway (east) and then it will flow into the Storm Sewer in Broadway. This will actually reduce the water getting to these two streets. This is very close to where we diverted flows out of the Broadway Storm Sewer into the new pond on Commercial Street. For this reason The Storm Sewer in Broadway has plenty of capacity to accept these flows.

I hope this helps, If you need more info or would like to see maps of the area or the Drainage Report let me know.

# CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT



INTER-OFFICE CORRESPONDENCE

November 9, 1994

TO:

Russell Givler, Chief Construction Engineer

FROM:

Bernie J. Montoya, Engineering Associate, PWD/Hydrology Division AM

SUBJECT: SOUTH BRAODWAY CULTURAL CENTER & LIBRARY 4358.90

On February 28, 1994, Engineer Certification for the above referenced site was submitted by Larry Read (Senior Engineer Chavez-Grieves Consulting Engineers).

Engineer Certification was not acceptable because of the listed concerns on the attached letter.

As you can see, our main concern is item number one. It is imperative that this situation be corrected and a recertification be submitted by Mr. Read.

If you have any questions, please call me at 768-2667.

wp+8952

VS OFFICE

Friday 10/01/93 11:28 am Page:

To:

From:

Daniel W. Hogan

Robert E. Gurule

Subject: So Broadway Cult Ctr

768-2778

Limited Security: Date Received: 10/01/93

People living on John and Garfield streets are concerned that construction of subject facility will have the effect of creating flooding problems for their properties. Apparently Bea Gutierrez spoke to Givler, who reportedly gave her a less than satisfactory answer. Do you know if this was looked at or considered during the review process? Supposedly Steve is interested in securing funds to correct the problem, if indeed one exists. Thanks, and thanks for calling last evening.



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 2, 1994

Larry Read Chavez-Grieves Engineering 5639 Jefferson NE Albuquerque, NM 87109

RE: ENGINEER CERTIFICATION FOR SOUTH BROADWAY LIBRARY & CULTURAL CENTER (L14-D38) CERTIFICATION STATEMENT DATED 2/25/94.

Dear Mr. Read:

Based on the information provided on your February 28, 1994 submittal and a field inspection conducted on March 1, 1994, the above referenced certification is not acceptable for the following reasons:

- 1. The one foot water block on the entrance from Broadway does not exist. It is critical that the flows within Broadway and the flows coming from Garfield be contained within the Broadway Right-of-Way. We have already received concerns from the residence downstream on Garfield.
- 2. Copy of the letter of acceptance for Work Order #4358.90. If the sidewalk culverts are not part of the work Order, I will need concurrence from the sidewalk inspectors for the work done with the City Right-of-Way.
- 3. 2'X2' inlet on the north portion of the site is full of gravel, it will need to be cleaned out.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE Engineering Associate

BJM/d1/WPHYD/8350

c: File



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 24, 1994

### PROJECT ACCEPTANCE LETTER

S & J Enterprises, Inc. 3535 Princeton Dr. NE Albuquerque, NM 87107

RE: South Broadway Cultural Center and Library 4358.90

Dear Sir:

The above referenced project has been completed according to the plans and specifications. The project consisted of the construction of the South Broadway Cultural Center and Library which was approximately 22,500 square feet and indicated site improvements.

The City of Albuquerque accepts the referenced project as a whole and the contractual correction period began February 23, 1994. The correction period on this project is for one (1) year.

Sincereix

Russell Givler, P.E.

Chief Construction Engineer Design/Construction Division

Engineering Group

Public Works Department

RG:rla

1967 J. 1967

Letter of Acceptance, Project No. 4358.90 October 24, 1994 Page 2

Design Collaborative SW cc: Wyan Bower, Library Assistant Director Theresa Lucero, Engineering Group, PWD Mike Fellman, CIP Office Fred Aguirre, Engineering Group, PWD Terri Martin, Engineering Group, PWD Martin Barker, Engineering Group, PWD Steve Gonzales, Special Assessments Sam Hall, Operations Group, PWD Jim Fink, Operations Group, PWD Ray Chavez, Engineering Group, PWD Stuart Reeder, Water/Wastewater, PWD Dave Parks, Engineering Group, PWD Dean Wall, Engineering Group, PWD Josie Gutierrez, New Meter Sales, Finance Group, PWD Claudia Gallegos, Standby Clerk, Finance Group, PWD Virginia Candelaria-Martinez, Human Rights Richard Zamora, Engineering Group, PWD f/Project NO. 4358.90 f/Readers f/Warranty:Contract

# CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

### PRE-DESIGN CONFERENCE

DRAINAGE FILE	ZONE ATLAS PAGE NO.:	<u> </u>	DATE:	1/23/91	10:00
EPC NO.:	DRB NO	• •	·	ZONE:	
SUBJECT:	· •				
STREET ADDRES	SS:	•	·		•
LEGAL DESCRIE	PTION: <u>Eastern</u> Addition	m Bloc	K G Lot	s 6 <sup>è</sup> . 7	τ
APPROVAL REQU	JESTED: PRELIMINARY PI	LAT	FINAL	PLAT	
	SITE DEVELOPM	•	<del></del>	ING PERMIT	
	GRADING/PAVING		OTHER	•	
	•				•
	WHO			SENTING	
ATTENDANCE:	Kay Gonez	<del></del>	Chayez-Gr		
	Bernie Montoya		Hydrology D	trangolored	<del></del>
•			<u> </u>		
•	•				
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contribu	ite to downstream flo	odins.			<u> </u>
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adiacon	t to lot 6 87.	• • • • • • • • • • • • • • • • • • •			
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	ed on inaccurate information.			IMM.	
SIGNED: Z	<u> </u>	SIGNED:		11111111111	
TITLE:		TITLE:	F1911AP/INK	115515/apr	
DATE:	-23-91	DATE:	1/23/91		
**NOTE** PLI	SASE PROVIDE A COPY OF THIS P	RE-DESIGN E	ORM WITH THE D	RAINAGE SUBMITT	AL.

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PROJECT TITLE:	RARYF	ZONE ATLAS/DRNG.FILE #:	11-1-3
LEGAL DESCRIPTION: Love 3-7 9		> IN EASTERN BL	OCK G
CITY ADDRESS: 1025 S. BROADO	JAY SLI		
ENGINEERING FIRM: CHAYEZ GIZIEVES		CONTACT: LARRY DE	ENO
ADDRESS: 4600-C MONTGOI		PHONE: 881-7376	•
OWNER: CITY OF ALBUQUEZQUE		CONTACT:	
ADDRESS:		PHONE:	
ARCHITECT: DESIGN COLLABORATION	G./		
ADDRESS: 0544 SW		CONTACT: DAVE DEC	
SURVEYOR: ALBUQUEZQUE SURV		PHONE: 843-9639	
ADDRESS: 2119 MELLANC NE	EYING.	CONTACT: FRED SAN	
CONTRACTOR:	·	PHONE: 884-2036	<u> </u>
		CONTACT:	
ADDRESS:	<u> </u>	PHONE:	<u> </u>
PRE-DESIGN MEETING:	•		
YES	DRB NO.		
NO	EPC NO.		•
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BY Jan () 22	-		

PROJECT TITLE: SOUTH BROADWAY	LIBRARY ENTER ZONE ATLAS/DRNG.FILE #: L-14/123
LEGAL DESCRIPTION: FASTERN ADD	1710W-BLOCK G LOTS 6 57
· 	
CITY ADDRESS: 1025 BROADWAY	Blvo SE
ENGINEERING FIRM: CHAVEZ -GRIEVE	CONTACT: LARRY READ
ADDRESS: 4600-C 170NTG017	国マソ 87/09 PHONE: 881-7376
OWNER: CITY OF ALBUQUERQUE	CONTACT:
ADDRESS:	PHONE:
ARCHITECT: DESIGN COLLABORA	ATTUE SX CONTACT: MICKY KOSAWOVIC
	7/02 PHONE: 843-9639
SURVEYOR:	CONTACT:
ADDRESS:	THONE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
PRE-DESIGN MEETING:  YES	DRB NO
NO	EPC NO.
COPY OF CONFERENCE RECAP SHEET PROVIDED	PROJ. NO.
YPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	SITE DEVELOPMENT PLAN APPROVAL
GRADING PLAN	FINAL PLAT APPROVAL
EROSION CONTROL PLAN	BUILDING PERMIT APPROVAL
ENGINEER'S CERTIFICATION	FOUNDATION PERMIT APPROVAL
	CERTIFICATE OF OCCUPANCY APPROVAL
EPLAT OF PROPERTY ATTACHED	ROUGH GRADING PERMIT APPROVAL
	GRADING/PAVING PERMIT APPROVAL
TE SUBHITTED 13 Aug 1992	OTHER(SPECIFY)

# CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

### PRE-DESIGN CONFERENCE

DRAINAGE FILE	E/ZONE ATLAS	PAGE NO.:	1-14	DATE:	1/23/91	10:00
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		GRADING/PAVI			THER	· -
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	Bernie M	rontoño		Hydrology	Development	<del></del> .
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The undersign	ned agrees t	hat the above fi	ndings are	summarized a	accurately and are	only
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signed:	ed on inaccu	rate information	SIGNED:	m	un Manan	
				<u></u>	A Accident	
	22-9/		TITLE:	1/2.3/	41551510M	· · · · · · · · · · · · · · · · · · ·
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# CHA

## CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

4600 MONTGOMERY N.E., BUILDING C, #101 ALBUQUERQUE, NEW MEXICO 87109 PHONE: (505) 881-7376 FAX: (505) 883-7119

LETTE	R OF TRANSMITTAL
TO:	DATE: 8-13-92
Hydrology	ANG 131991- JOB # SOUTHUSOOFLUNGU
	Cultural CtR
WE ARE SENDING YOUATTACHE ITEMS:	UNDER SEPARATE COVER, THE FOLLOWING
SHOP DRAWINGSPKANS	SPECIFICATIONSDISKETTE
CHANGE ORDERPRINTS	CALCULATIONS
COPY OF LETTERSAMPLES	REPORT
COPIES DATE	NO. DESCRIPTION
	Collie & Premse
THESE ARE TRANSMITTED AS CHECKE	D PELOW.
FOR YOUR USE	FOR REVIEW & COMMENT
AS REQUESTED	RETURNED AFTER LOAN TO US
PLEASE CORRECT AND RESUBMIT	
RESUBMITTAL IS NOT REQUIRED	
CORRECTIONS, IF ANY, ARE NO	
REMARKS:	
	· 
<u>-</u>	
COPIES TO:	signed: Kohns ( )



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 19, 1992

Victor Chavez
Chavez-Grieves
4600-C Montgomery Blvd. NE
Albuquerque, NM 87109

RE: DRAINAGE PLAN FOR SOUTH BROADWAY LIBRARY & CULTURAL CENTER (L-14/D38) ENGINEER'S STAMP DATED AUGUST 13, 1992

Dear Mr. Chavez:

Based on the information provided on you August 13, 1992 resubmittal, the above referenced site is approved for Building Permit.

Please be advised that a separate permit is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation permit.

Also, the following will be required prior to Certificate of Occupancy release:

- 1) Engineer Certification per the D.M.P Checklist.
- 2) Copy of the letter of acceptance for the work order.
- 3) Concurrence from the sidewalk inspector for work done within City ROW.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, C.E.

Engineering Assistant

BJM/ses/WPHYD3537

cc: Darlene Saavedra
Alan Martinez
File

PUBLIC WORKS DEPARTMENT

PROJECT TITLE: AND CULTUPAL CENTER	ZONE ATLAS/DRNG.FILE #	: <u>L-14/038</u>
LEGAL DESCRIPTION: EASTGON ADDITION	- BLOCK G LOTS 6 7	
	<u></u>	•
CITY ADDRESS: 1025 BROADWAY BL	OSE.	<u> </u>
ENGINEERING FIRM: CHANCEZ - GRIEVES	CONTACT: LARRY	READ
ADDRESS: 5639 JEFFERSON	IE PHONE: 344-4	080
OWNER: CITY OF ALBUQUERQUE	CONTACT:	
ADDRESS:	PHONE:	
ARCHITECT: DESIGN COLLABORATIVE	SW CONTACT: MICKEY	KOSAWOVICH
ADDRESS: 105 4th SM	PHONE: 843-	
SURVEYOR:	CONTACT:	
ADDRESS:	PHONE:	4
CONTRACTOR:	CONTACT:	
ADDRESS:	PHONE:	•
PRE-DESIGN MEETING:		•
YES	DRB NO.	•
NO	EPC NO.	
COPY OF CONFERENCE RECAP SHEET PROVIDED	PROJ. NO	
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:	
DRAINAGE REPORT	SKETCH PLAT APPROVAL	
DR'AINAGE PLAN	PRELIMINARY PLAT APPROVAL	
CONCEPTUAL GRADING & DRAINAGE PLAN	SITE DEVELOPMENT PLAN APPR	OVAL
GRADING PLAN	FINAL PLAT APPROVAL	,
EROSION CONTROL PLAN	BUILDING PERMIT APPROVAL	
ENGINEER'S CERTIFICATION	FOUNDATION PERMIT APPROVAL	•
	CERTIFICATE OF OCCUPANCY A	PPROVAL
•	ROUGH GRADING PERMIT APPRO	VAL
	GRADING/PAVING PERMIT APPR	
	OTHER IN E IT I	(SPECIFY)
DATE SUBMITTED: 2/25/94		
BY: Jany (): Joseph	FEB 2 8 19	101

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

### PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.	: <u>L-14</u>	DATE:1/23/91@10:00	
EPC NO.:		ZONE:	
SUBJECT:			
LEGAL DESCRIPTION: Eastern f			
APPROVAL REQUESTED: PRELI	MINARY PLAT	FINAL PLAT	
	DEVELOPMENT PLAN		
		BUILDING PERMIT	
GRADI	NG/PAVING PERMIT	OTHER	
WHO		REPRESENTING	
ATTENDANCE: Kon Gomez	<u></u>	rayez-Grieves	
Bernie Montoya	<u>H</u>	idrology Development	
FINDINGS:			
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release.			<del></del>
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contribute to downstrea	m tlood inc	110000	
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		- 0 144/i	
The undersigned agrees that the a	bove findings are sun	marized accurately and are only	
subject to change if further inve	stigation reveals tha	at they are not reasonable or that	
they are based on inaccurate info SIGNED:		Consul Manager	
	SIGNED:	1-11-1-1-	
TITLE: 226		1911Aering 15515 CM	
DATE: /-25-7/	DATE:	1/2///	

PROJECT TITLE: SOUTH BROADWAY	LIBRARY	ZONE ATLAS/DRNG_FILE #- 1 _ 1/2
LEGAL DESCRIPTION: EASTERN ADDI	T10~- Bre	2CK G L095 6 37
CITY ADDRESS: JOZS BROADWAY ]	Buro SE	
ENGINEERING FIRM: CHAYEZ -GRIEVE		CONTACT: LARRY READ
ADDRESS: 4600-C MONTGOME	57 \ 87 110a	PHONE:
OWNER: CITY OF ALBUQUERQUE		
ADDRESS:		CONTACT:
ARCHITECT: Des la		PHONE:
ARCHITECT: DESIGN COLLABORA ADDRESS: 105 4th SW 8		•
SURVEYOR:	7/02	PHONE: 843-9639
		CONTACT:
ADDRESS:		PHONE:
CONTRACTOR:	, , , , , , , , , , , , , , , , , , ,	CONTACT:
ADDRESS:		PHONE:
PRE-DESIGN MEETING: YESNO	DRB NOEPC NO.	• • • • • • • • • • • • • • • • • • •
COPY OF CONFERENCE RECAP SHEET PROVIDED	PROJ. NO.	
DRAINAGE REPORT  DRAINAGE PLAN  CONCEPTUAL GRADING & DRAINAGE PLAN  GRADING PLAN  EROSION CONTROL PLAN  ENGINEER'S CERTIFICATION  EPLAT OF PROPERTY ATTACHED  JUL 13 1992	SKETCHPRELIMISITE DEFINAL PBUILDINFOUNDATCERTIFIROUGH GE	PLAT APPROVAL  NARY PLAT APPROVAL  VELOPMENT PLAN APPROVAL  LAT APPROVAL  G PERMIT APPROVAL  ION PERMIT APPROVAL  CATE OF OCCUPANCY APPROVAL  RADING PERMIT APPROVAL  /PAVING PERMIT APPROVAL  (SPECIFY)
TE SUBMITTED: BY: (CANA) (CANA		

# CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT UTILITY DEVELOPMENT DIVISION/HYDROLOGY

		PRE-DESIGN CONFI	BRENCE	HYDROLOGY DIX	SION
DRAINAGE FILE	E/ZONE ATLAS PAGE NO.:	<u> </u>	_ DATE	72574	
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STREET ADDRES			<u>.</u>		, , , , , , , , , , , , , , , , , , ,
LEGAL DESCRI	PTION: <u>Eastern</u> A	ddition Blo	CK G	Lots 6 5 /	
APPROVAL REQU	JESTED: PRELIM	INARY PLAT		FINAL PLAT	
	SITE D	EVELOPMENT PLAN	<u> </u>	BUILDING PERMIT	
	GRADIN	G/PAVING PERMIT		OTHER	
	WHO			REPRESENTING	
ATTENDANCE:	Kay Gomez	<u> </u>		-Grieves	<del></del>
	Bernie Montoya		Hydrolo	jy Developmen	•
release.  Site nor  Contribution  Ti'R.C.P  adjacen  Recomm  Existing  Gar Fiel  To Gort  To Gort  To Contribution	rend that runott	a designation of tooding.  Utility map is  be routed tou  John Str  inage will a	radicates rands B Existi capacity	an existing in roadway.  Toadway.  Then free d.	scharze
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subject to characteristics to ch	ned agrees that the ablange if further invested on inaccurate infor	tigation reveals mation.  SIGNED:  TITLE:  DATE:	that they	are not reasonable  Many  My Assistant  191	e or that



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 29, 1992

David H. Grieves Chavez-Grieves Consulting Engineers 4600-C Montgomery Boulevard, NE Albuquerque, New Mexico 87109

> DRAINAGE PLAN FOR SOUTH BROADWAY LIBRARY & CULTURAL CENTER RE: (L-14/D38) ENGINEER'S STAMP DATED JUNE 9, 1992

Dear Mr. Grieves:

Based on the information provided on your submittal of June 9, 1992, listed are some concerns that will need to be addressed prior to final approval.

- What is the capacity of the proposed french drain? How will the building foundation be protected if excess water from the french drain ponds adjacent to the buildings?
- Note #6 from the S.O. #19 format must be included within the "Notice to Contractor" notes.
  - 3. What is the invert of your proposed 4" pvc outlet from the patio area? Invert at the outlet end.
- 4. Please provide a copy of the approved filed replat with your resubmittal.
- Downstream analysis of Garfield and John Street is required for free discharge.
- 6. Elevation at property line must be 1' above flow line especially at the drivepad locations.
- 1. Please include the invert elevations of the proposed sidewalk culverts.

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

Cordially,

Bunie J. Montaga Bernie J. Montoya, C.E.

Engineering Assistant

BJM/bjf (WP + 3441)



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 23, 1992

Victor Chavez Chavez-Grieves Consulting Engineers 4600-C Montgomery Boulevard, NE Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR SOUTH BROADWAY LIBRARY & CULTURAL CENTER (L-14/D38) ENGINEER'S STAMP DATED JULY 13, 1992

Dear Mr. Chavez:

Based on the information provided on your resubmittal of July 13, 1992, listed are some concerns that will need to be addressed prior to final approval:

- 1. You have not identified how the building foundation will be protected if the inlet within Basin D does not function. Where would the emergency spillway be located and where would the spill over go to?
- 2. You must identify the City of Albuquerque specification number on all the sheets. Next to the sidewalk culvert and the pipe penetration on the grading and drainage plan and also on the civil detail plan.
- /3. Drain inlet within Basin D is identified as key note number 4. It is not a sidewalk culvert.
- Please include two copies of the plan with your resubmittal.
- If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya, C.E. Engineering Assistant

BJM/bjf (WP+3441)

PUBLIC WORKS DEPARTMENT