



Albuquerque Bernalillo County Water Utility Authority

Albuquerque/Bernalillo
County
Government Center
One Civic Plaza
Albuquerque, NM 87102

Agenda

Councilor Klarissa Peña, Chair
Commissioner Debbie O'Malley, Vice Chair
Mayor Richard J. Berry
Councilor Pat Davis
Commissioner Maggie Hart Stebbins
Commissioner Wayne Johnson
Councilor Trudy E. Jones
Trustee Pablo Rael

Thursday, November 16, 2017

5:00 PM

Vincent E. Griego Chambers

1. **CALL TO ORDER**
2. **INVOCATION/PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES - October 18, 2017**
4. **PROCLAMATIONS AND AWARDS**
5. **PUBLIC COMMENT**
6. **ANNOUNCEMENTS/COMMUNICATIONS**
- A. **Next Scheduled Meeting - December 22, 2017 at 5:00 PM**
7. **INTRODUCTION (FIRST READING) OF LEGISLATION**
 - A. [R-17-22](#) Authorizing an Agreement for Water Service to the Valle De Oro National Wildlife Refuge Headquarters/Visitor Center
**Immediate Action Requested*
8. **CONSENT AGENDA**
9. **APPROVALS**
 - A. [R-17-20](#) Authorizing and Approving Submission of a Completed Application for Financial Assistance and Project Approval to the New Mexico Finance Authority for the Carnuel Wastewater System Improvements Project
 - B. [R-17-21](#) Supporting an Inventory of Known and Potential Groundwater Contamination Sites Within and Near the Albuquerque Bernalillo County Water Utility Authority Service Area Including Potential Threats to the

Regional Aquifer

- C. [R-17-22](#) Authorizing an Agreement for Water Service to the Valle De Oro National Wildlife Refuge Headquarters/Visitor Center
- D. [C-17-34](#) Approving Recommendation of Award, P2018000003 Vulnerability Assessment

10. OTHER BUSINESS

- A. [OB-17-12](#) Water Report - Status Update for the Kirtland Air Force Base Bulk Fuels Facility Fuel Leak Corrective Action Activities

11. ADJOURNMENT

Visit Our Website at www.abcwua.org

NOTICE TO PERSONS WITH DISABILITIES: If you have a disability and require special assistance to participate in this meeting, please contact the Authority Office as soon as possible before the meeting date at 289-3100 or by the TTY at 1-800-659-8331.

Meeting Date: November 16, 2017
Staff Contact: Frank Roth, Senior Policy Manager

TITLE: R-17-20 – Authorizing and Approving Submission of a Completed Application for Financial Assistance and Project Approval to the New Mexico Finance Authority for the Carnuel Wastewater System Improvements Project

ACTION: Recommend Approval

SUMMARY:

This resolution authorizes the Albuquerque Bernalillo County Water Utility Authority (Water Authority) to submit an application for funding from the New Mexico Finance Authority Local Government Planning Fund. The purpose of this application is to obtain financial assistance in the amount of \$50,000 to plan and design a gravity sanitary sewer system for the high priority area in the Carnuel community.

The community of Carnuel mostly obtains their water from private wells and disposal through septic systems and is in urgent need of public water and wastewater systems. In addition, the Carnuel community's private wells are shallow and often co-exist in the same areas with poorly functioning, aging septic systems which have led to nitrate contamination in many of the wells. This project will assist in improving water quality in the Carnuel community and the Tijeras watershed.

In November 2008, the Water Authority and the Carnuel Mutual Domestic Water Consumer Association entered into an agreement for the Water Authority to act as fiscal agent and extend water and wastewater infrastructure using federal and state grants and loans. The extension of the water system to the Carnuel community started in 2009 and three of the eight phases have been completed. However, to date, no wastewater system extension has been designed. The only wastewater infrastructure is a sewer force main that is located in NM 333 which will become the backbone of the Carnuel wastewater system. There have been several community meetings regarding the proposed wastewater system in Carnuel. At the June 20, 2017 public meeting, the community requested that the Water Authority proceed with obtaining funding to start the planning and design of the sanitary sewer system for the high priority area.

When the wastewater system is constructed, the Water Authority will own and operate the system. Residents who connect to the system will pay Water Authority Ordinance rates and fees. System expansion is guided by the Bernalillo County Tijeras Canyon/Carnuel Plan which identifies priority areas for water and wastewater service.

FISCAL IMPACT:

The Water Authority is requesting \$50,000 in grant funding.

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

BILL NO. R-17-20

1 **RESOLUTION**

2 **AUTHORIZING AND APPROVING SUBMISSION OF A COMPLETED APPLICATION**
3 **FOR FINANCIAL ASSISTANCE AND PROJECT APPROVAL TO THE NEW MEXICO**
4 **FINANCE AUTHORITY FOR THE CARNUEL WASTEWATER SYSTEM**
5 **IMPROVEMENTS PROJECT**

6 WHEREAS, the Albuquerque Bernalillo County Water Utility Authority (the
7 "Governmental Unit") is a duly organized, created and formed pursuant to NMSA 1978,
8 § 72-1-10 and is a qualified entity under the New Mexico Finance Authority Act,
9 Sections 6-21-1 through 6-21-31, NMSA 1978 ("Act"); and

10 WHEREAS, the New Mexico Finance Authority ("Finance Authority") is
11 authorized pursuant to the Act, particularly Section 6-21-6.4 of the Act, to make grants
12 from the local government planning fund (the "Fund") to qualified entities to evaluate
13 and estimate the costs of implementing feasible alternatives for meeting water and
14 wastewater public project needs; and

15 WHEREAS, pursuant to the Act the Finance Authority has developed an
16 application procedure whereby the Governing Body may submit an application
17 ("Application") to the Finance Authority for planning grant financial assistance from the
18 Fund; and

19 WHEREAS, the governing body of the Governmental Unit (the "Governing
20 Body") desires to submit an Application for financial assistance from the Fund for a
21 Planning Document, as defined in the Rules Governing the Local Government Planning
22 Fund currently in effect and as specifically identified below, for the benefit of the
23 Governmental Unit; and

24 WHEREAS, the Governing Body intends to submit a Planning Document to
25 evaluate and estimate the costs of constructing a gravity sanitary sewer system for the
26 high priority area in the Carnuel community ("Project") for the benefit of the
27 Governmental Unit and its ratepayers and the Carnuel community; and

1 WHEREAS, the application prescribed by the Finance Authority to finance the
2 Planning Document in whole with financial assistance from the Fund has been
3 completed, submitted to, and reviewed by the Governing Body, and this Resolution
4 approving submission of the completed Application to the Finance Authority for its
5 consideration and review is required as part of the Application.

6 BE IT RESOLVED BY THE WATER AUTHORITY:

7 Section 1. That all lawful actions previously taken by the Governing Body and
8 the Governmental Unit and their respective officers and employees in connection with
9 the Application and the Project are hereby ratified, approved and confirmed.

10 Section 2. That the completed Application submitted to the Governing Body is
11 hereby approved and confirmed.

12 Section 3. That the officers and employees of the Governmental Unit are hereby
13 directed and requested to submit the completed Application to the Finance Authority,
14 and are further authorized to take such other action as may be requested by the
15 Finance Authority in connection with the Application and to proceed with arrangements
16 for financing the Project.

17 Section 4. All acts and resolutions in conflict with this Resolution are hereby
18 rescinded, annulled and repealed.

19 Section 5. This Resolution shall take effect immediately upon its adoption.
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Meeting Date: November 16, 2017
Staff Contact: Rick Shean, Water Quality Hydrologist

TITLE: R-17-21 – Supporting an Inventory of Known and Potential Groundwater Contamination Sites Within and Near the Albuquerque Bernalillo County Water Utility Authority Service Area Including Potential Threats to the Regional Aquifer

ACTION: Recommend Approval

SUMMARY:

The Albuquerque Bernalillo County Water Utility Authority (Water Authority) staff requests approval for the Water Authority Governing Board to hire a consultant to prepare an inventory of known and potential groundwater contamination sites within and near the service area to understand the threat these sites pose to the regional groundwater resources and the Water Authority's drinking water supply. This project is being completed at the request of board members Commissioner Maggie Hart Stebbins and Councilor Pat Davis.

Water Authority staff will work with the Water Protection Advisory Board to create a scope of work and to prioritize sites to be considered by the chosen contractor for this inventory and threat analysis. Proposed activities to be performed will be description of the nature and extent of the contamination from the known or potential source of contamination, characterization of the contamination's properties, and potential fate and transport pathways and time of travel to nearby Water Authority production wells.

Information gathered from this project will be used to support the Water Authority's groundwater management plan, the water quality protection policy and action plan, and the groundwater operations planning.

The project will be performed and reported by June.

FISCAL IMPACT:

\$75,000 budgeted in FY-18 Operating Budget.

BILL NO. R-17-21

WHEREAS, the Sandoval County Commission is considering an oil and gas ordinance that has the potential to attract these activities closer to the Water Authority's

1 service area and introduce potential contamination to currently high-quality
2 groundwater; and

3 WHEREAS, the Water Authority continues to support the mission of the joint
4 City/County/Water Authority work on the Water Quality Protection Policy and Action
5 Plan (WQPPAP) to ensure the quality of surface and groundwater resources; and

6 WHEREAS, the City of Albuquerque, Bernalillo County and Water Authority
7 jointly cooperate through the Water Protection Advisory Board in protecting surface and
8 groundwater in the region.

9 BE IT RESOLVED BY THE WATER AUTHORITY:

10 Section 1. That an inventory of known groundwater contamination sites within
11 and adjacent to the Water Authority's service area be prepared.

12 Section 2. That potential groundwater contamination threats within and adjacent
13 to the Water Authority's service area be identified.

14 Section 3. That existing information of known and potential groundwater
15 contamination threats be utilized and a report and recommendations which may be
16 used in support of the groundwater management plan and/or update to the WQPPAP
17 be prepared.

18 Section 4. That the findings of this process be presented to the Water Authority
19 Board by June 2018.

Meeting Date: November 16, 2017
Staff Contact: Kristopher Cadena, Principal Engineer, Utility Development

TITLE: R-17-22 – Authorizing an Agreement for Water Service to the Valle De Oro National Wildlife Refuge Headquarters/Visitor Center

ACTION: Approval - Immediate Action is Required to Approve on November 16th

SUMMARY:

The development is located along the west side of 2nd St., just south of the Barr Spur Drain, in an unincorporated area of Bernalillo County. The property is currently undeveloped land owned by the US Fish and Wildlife Service. The development is for headquarters and a visitors' center.

The property lies within Pressure Zone 1E in the Hubbell Trunk.

Water service is contingent on the developer extending the waterline from existing infrastructure to cover the frontage of the subject property.

The developer will also be required to connect to the non-potable waterline that is to be installed by the Albuquerque Bernalillo County Water Utility Authority.

Due to the distance and elevation difference to the existing sanitary sewer collection system, sanitary sewer service is not available. An onsite septic system shall be provided independently by the developer in full conformance with New Mexico State Law including Title 20 Chapter 7 Part 3 Environmental Protection, Waste Water and Water Supply Facilities, Liquid Waste Disposal and Treatment.

All services provided within the development will be subject to current Utility Expansion and Water Supply Charges.

FISCAL IMPACT:

None.

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

BILL NO. R-17-22

1 **RESOLUTION**

2 **AUTHORIZING AN AGREEMENT FOR WATER SERVICE TO THE VALLE DE ORO**
3 **NATIONAL WILDLIFE REFUGE HEADQUARTERS/VISITOR CENTER**

4 WHEREAS, the U.S. Fish and Wildlife Service owns undeveloped land located
5 along the west side of 2nd St., just south of the Barr Spur Drain and desires to construct
6 its headquarters and visitor center for the Valle De Oro National Wildlife Refuge; and

7 WHEREAS, the property which is located outside the service area of the
8 Albuquerque Bernalillo County Water Utility Authority (Water Authority) will require a
9 development agreement for the extension and/or connection of water and sewer lines to
10 the Water Authority's water and sewer system; and

11 WHEREAS, the Water Authority's Water and Wastewater System Expansion
12 Ordinance requires that new service developed outside the Water Authority's service
13 area will incur no net expense to the Water Authority and be subject to provisions of
14 relevant updated planning documents as approved by the City of Albuquerque and/or
15 Bernalillo County; and

16 BE IT RESOLVED BY THE WATER AUTHORITY:

17 Section 1. The U.S. Fish and Wildlife Service (USFWS) will obtain all permits,
18 assurances, and approvals from the Water Authority and the Bernalillo County
19 development/design review process. Construction of water and/or sewer lines shall be
20 in conformance with the plans approved by the Water Authority and all applicable plans,
21 specifications, requirements, and standards of the Water Authority.

22 Section 2. The expansion of the System shall incur no net expense to the Water
23 Authority and be subject to current Utility Expansion and Water Supply Charges.

24 Section 3. USFWS will be responsible for close coordination of the project with
25 the Water Authority during the design and construction phases, including the review of
26 the design details during the design process, and the approval of specifications and
27 contract documents.

Section 4. The Executive Director is authorized to enter into the agreement with
USFWS for the provision of water and sewer service.

**DEVELOPMENT AGREEMENT
VALLE DE ORO NATIONAL WILDLIFE REFUGE
HEADQUARTERS/VISITOR CENTER**

Albuquerque Bernalillo County Water Utility Authority, a New Mexico political subdivision, (“Water Authority”) and US Fish and Wildlife Service (USFWS), a Federal agency (together, “Parties”), agree as follows:

1. Recitals

- A.** USFWS is the “Developer” and owner of certain real property located between 2nd St. and the Barr Interior Drain just south of the Barr Spur Drain in an unincorporated area of Bernalillo County. The property is comprised of Tract 2-A and Tract 3-A (Plat of Tracts 2-A and 3-A Lands of VG Farms) and consists of approximately 84 acres that is currently zoned A-1 for residential/agricultural use (collectively, the “Property”). The Property is more particularly described and shown on **Exhibit A** attached hereto and incorporated herein by reference.
- B.** The legal description of the Property is as follows: Tract 2-A and Tract 3-A (Plat of Tracts 2-A and 3-A Lands of VG Farms)
- C.** The Property is located in Pressure Zone 1E of the Hubbell Trunk.
- D.** The Parties desire to agree upon terms and conditions pursuant to which the Water Authority will provide only potable and non-potable water service, and not sanitary sewer service to the Property.
- E.** The Developer desires to construct, or cause to be constructed, extensions of existing public potable water lines and appurtenant infrastructure (collectively, “Line Extensions”) under all applicable plans, specifications, requirements, and standards of the Water Authority.
- F.** The Developer will also be required to connect to the non-potable waterline that is to be installed by the Water Authority.
- G.** Due to distance and elevation difference to the existing sanitary sewer collection system, a routine sanitary sewer line extension from the north to serve the Property is not possible due to the relative site elevations. An on-site septic system shall be provided independently by the Developer in full conformance with New Mexico State Law including Title 20 Chapter 7 Part 3 Environmental Protection, Waste Water and Water Supply Facilities, Liquid Waste Disposal and Treatment.
- H.** Serviceability Statement #160517 for the Property reflecting the Line Extensions and other matters referred to in this Agreement is attached hereto

as **Exhibit B** and incorporated herein by reference and made a term of this agreement.

- I.** The Developer, via the design build contract, will extend the waterline as shown as the water line extension on the Serviceability Statement.
- J.** The Line Extensions referenced in this Agreement are not considered a Master Plan lines by the Water Authority. As such, reimbursement of construction costs associated with the Line Extensions will not be available through water and sewer UEC (defined below in Section 3.B) reimbursements.

2. Design and Construction of the Waterlines

- A.** The Developer will provide the Water Authority with definitive designs and plans of the Line Extensions which will include estimates of all costs and expenses. The Developer will not connect the Line Extensions to the existing water lines within the Bernalillo County (“County”) public right-of-way or within public easements until the Water Authority has approved the Line Extensions. The Water Authority shall provide approval within a reasonable time after the submissions of the Developer’s Line Extension designs and plans. The Developer will convey, at no expense to the Water Authority, all Line Extensions that have been approved and accepted by the Water Authority, free and clear of all liens, claims, and encumbrances for the construction, operation, and maintenance of the Line Extension. The Water Authority’s approval and acceptance of the Line Extensions shall not be unreasonably withheld. The Developer shall provide all necessary licenses for the Line Extensions at locations reasonably acceptable to the Developer.. The Developer will obtain all necessary permits, assurances, and approvals from the Water Authority and County, and the Developer will deliver a copy of such permits, assurances, and approvals to the Water Authority prior to the start of construction. Construction will be handled through the Water Authority work order process. The Developer and the Water Authority will execute an Agreement for the Construction of Water Improvements
- B.** The Developer will complete, or cause to be completed, construction of the Line Extensions as approved by the County and the Water Authority, and in conformance with all applicable plans, specifications, and standards of the City, County and the Water Authority.
- C.** The Developer will be responsible for close coordination of the project with the Water Authority during the design and construction phases, including review of design details, during the design process, and the approval of specifications and contract documents. The Water Authority will review and approve in a timely manner the design plans for construction and estimated cost, to ensure the designs meet Water Authority standards and

follow the guidance provided in the City's Development Process Manual ("DPM") and/or applicable Water Authority Design Manuals.

- D. To the extent relevant and applicable and to the extent there is no conflict with the terms of this Agreement, the usual procedures and documentation, including the Procedure "B", as defined in the Subdivision Ordinance and the DPM of the City, will be followed and used for the Line Extensions.

3. Service

- A. The Developer shall comply with the Water Authority's Water and Sewer System Expansion Ordinance, as amended from time to time.
- B. The Developer or its successor shall pay Utility Expansion Charges (UEC) and the Water Supply Charges (WSCs) at the rates that are imposed at the time of a service connection, as provided in the Water Authority's Water and Sewer Rate Ordinance, as amended from time to time.
- C. Pursuant to Water Authority Resolution No. R-05-13, the Developer agrees that it will incorporate water conservation guidelines that will seek to achieve water usage of no more than 180 gallons per household which is equivalent to seventy-five (75) gallons per capita per day.

- 4. **Termination.** If construction of the Line Extensions by the Developer has not been completed and accepted by the Water Authority within seven years of the effective date of this Agreement, this Agreement shall automatically terminate, and the Water Authority and the Developer shall have no further rights, obligations, or liabilities with respect to this Agreement, unless otherwise agreed in writing.
- 5. **Water for Construction.** During the construction of the Line Extensions, the Developer agrees to utilize alternative methods as approved by the City of Albuquerque's Air Quality Division for dust abatement and control including compost from the Water Authority, if economically feasible. The Developers may purchase water for construction from the Water Authority from the nearest approved fire hydrant in accordance with the Water Authority's Water and Sewer Rate Ordinance. Water purchased from the Water Authority shall be used only for construction.
- 6. **Liability.** To the extent provided by law, the Parties hereto shall each be responsible and liable for their own acts, omissions, and negligence; and the acts, omissions and negligence of their respective employees, agents and contractors; provided, however, that nothing in this Agreement shall be construed to be an admission of fault or liability, and nothing herein shall limit the defenses and immunities legally available to each party as against each other party or others. The Developer's liability under this Agreement is subject to the limitations of the Federal Tort Claims Act, 28 U.S.C. §§ 2671, et seq., or other applicable law. No party hereto shall be considered to be the agent, representative, or partner of any other party.

7. Representations and Warranties of Developer. The Developer represents and warrants that:

- A. Developer is a US Federal Government Agency.
- B. Developer has all the requisite power and authority to enter into this Agreement and bind the Developer under the terms of the Agreement; and
- C. The undersigned officer of the Developer is fully authorized to execute this Agreement on behalf of the Developer.

8. Notices. Any notice to be given under this Agreement will be in writing and will be deemed to have been given when deposited with the United States Postal Service, postage prepaid and addressed as follows:

If to the Water Authority:

Mark S. Sanchez
Executive Director
Albuquerque Bernalillo County
Water Utility Authority
One Civic Plaza, Room 5012
Albuquerque, New Mexico 87102

If to Developer:

US Fish & Wildlife Service
Attn: Jennifer Owen-White, Manager, Valle de Oro National Wildlife Refuge
Address: U.S. Fish and Wildlife Service - Southwest Region
P.O. Box 1306
Albuquerque, New Mexico 87103-1306

9. Assignment. This Agreement will not be assigned without the prior written consent of both the Water Authority and the Developer.

10. Disputes and Venue. The parties agree that if a dispute arises, the Developer and the Water Authority will promptly use their best efforts to resolve the dispute in an informal fashion through communication and consultation, or other forms of non-binding alternative dispute resolution that are mutually acceptable to the parties. The parties agree that the venue to begin litigation of any disputes stemming from this Agreement is a Federal court with appropriate jurisdiction.

11. Headings. The headings used in this Agreement are for convenience only and shall be disregarded in interpreting the substantive provisions of the Agreement.

12. Binding Effect. This Agreement binds and benefits the Water Authority and their successors, assigns, and transferees and the Developer and their successors, assigns and transferees.

- 13. Severability.** If any provision of this Agreement is determined by a court of competent jurisdiction to be void, invalid, illegal, or unenforceable, that portion will be severed from this Agreement and the remaining parts will remain in full force as though the invalid, illegal, or unenforceable portion had never been a part of this Agreement.
- 14. Integration; Interpretation.** This Agreement contains or expressly incorporates by reference the entire agreement of the parties with respect to the matters contemplated by this Agreement and supersedes all prior negotiations. This Agreement may only be modified in writing executed by both parties.
- 15. Approval.** This Agreement is subject to the approval of the Board of Directors of the Water Authority and will not become effective until approved by the Water Authority.
- 16. Effective Date.** The effective date of this Agreement is the date last entered below.
- 17. Expenditures Contingent on Availability of Funds.** The expenditure of any funds by the United States or the performance of any work by the United States shall be contingent upon appropriations of money by Congress or adequate allotments of available funds. Liability of the United States under this Agreement shall continue in such cases only as pursuant to the applicable laws and statutes of the United States.
- 18. Officials not to Benefit.** No member of or delegate to Congress or resident commissioner shall be admitted to any share or part of this Agreement or to any benefit that may arise herefrom; but this restriction shall not be construed to extend to this Agreement if made with a corporation or company for its general benefit.
- 19. No Waiver.** No waiver of any provision of this Contract shall be deemed to constitute or shall constitute a waiver of any other provisions hereof, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

In Witness Whereof, the parties hereto have executed this Agreement on the dates entered below.

**Albuquerque Bernalillo County
Water Utility Authority**

**Developer
US Fish & Wildlife Service
a Federal Agency**

By: _____
Mark S. Sanchez
Executive Director

By: _____
Jennifer Owen-White, Manager
Valle de Oro NWR

Date: _____

Date: _____

ACKNOWLEDGEMENTS

[illegible]

This instrument was acknowledged before me on, _____, 20____ by _____, _____ of _____ a _____, on behalf of said Company.

Notary Public

My Commission Expires:

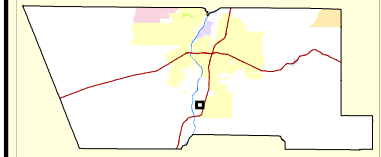
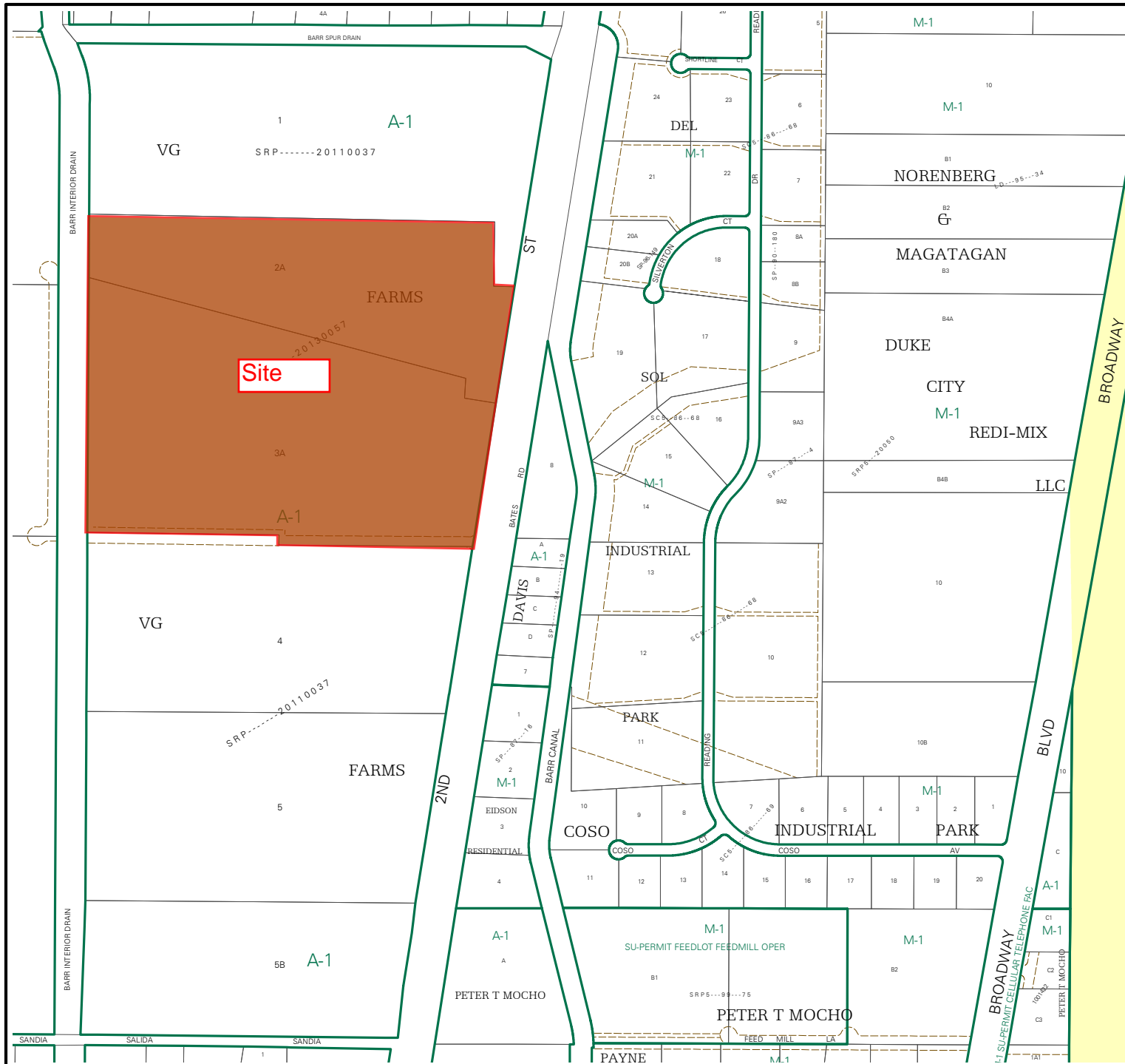
[illegible]

This instrument was acknowledged before me on _____, 20__ by Mark S. Sanchez, Executive Director of the Albuquerque Bernalillo County Water Utility Authority, a New Mexico political subdivision.

Notary Public

My Commission Expires:

Exhibit A

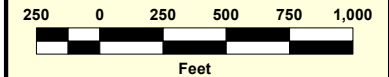


LEGAL DESCRIPTION

T9N
R3E
SEC 30

UNIFORM PROPERTY CODE

1-013-050



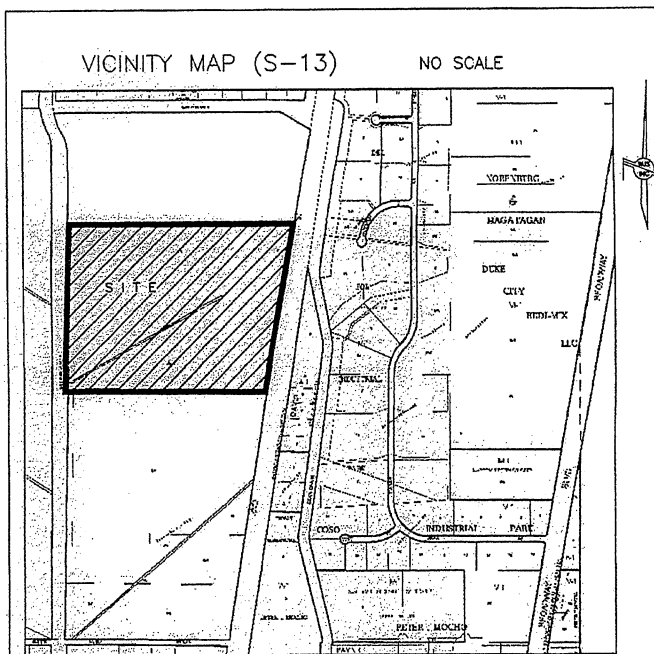
Map amended through January 2017



PUBLIC WORKS DIVISION
GIS PROGRAM

This information is for reference only.
Bernalillo County assumes no liability for errors
associated with the use of these data. Users are
solely responsible for confirming data accuracy
when necessary. Source data from
Bernalillo County and the City of Albuquerque.
For current information visit
www.bermco.gov/public-works/gis.aspx.

S-13-Z



SUBDIVISION DATA

- Zone Atlas Index No. S-13
- Gross Subdivision Acreage: 83.7296 Acres
- Net Subdivision Acreage: 82.4491 Acres
- Total Number of Lots created - 2 -
- Miles of road dedicated: -0-
- Current Zoning: A-1

PURPOSE OF PLAT

This plat has been prepared for the purpose of adjusting the interior lot line between two existing parcels.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983.
- Perimeter distances are field measurements were made on the ground prorated between recovered and accepted monuments.
- A grading and drainage plan prepared by an engineer registered in the State of New Mexico may be required with future development of these lots.
- Cross lot drainage must not be increased or impacted by development of these lots.
- These lots must accept storm water runoff from adjacent roadways and properties as it currently exists.
- No mass site grading, clearing or grubbing is allowed without an approved grading and drainage plan.

SEE SHEET 2 OF 2 FOR EASEMENT NOTES

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 1 013 050 111 392 20130, 1 013 050 109 306 20125

PROPERTY OWNER OF RECORD:

PRICES VALLEY GOLD DAIRIES INC

BERNALILLO COUNTY TREASURER'S OFFICE

12/9/13

SURVEY DESCRIPTION:

Tracts numbered Two (2) and Three (3) of LANDS OF VG FARMS, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 26, 2012, in Plat Book 2012C, Page 38, and being more particularly described as follows:

BEGINNING at the Northwest corner of the parcel herein described, being a point on the Easterly Right-of-way line of the Barr Interior Drain, from whence the ACS Monument 1-R12 (x=1,513,155.994, y=1,450,434.124, NMSP Central Zone, NAD 83) bears N 08° 34' 27" W, 962.74 feet distant; THENCE leaving said Easterly Right-of-way line, S 88° 52' 29" E, 2145.24 feet; THENCE S 01° 07' 31" W, 339.76 feet; THENCE S 88° 52' 29" E, 109.85 feet to the Northeast corner, being a point on the Westerly Right-of-way line of Second Street, SW; THENCE along said Westerly Right-of-way line, S 09° 08' 40" W, 1390.28 feet to the Southeast corner; THENCE leaving said Westerly Right-of-way line, N 89° 37' 21" W, 1023.73 feet; THENCE N 00° 49' 07" E, 54.16 feet; THENCE N 89° 10' 53" W, 1013.37 feet to the Southwest corner, being a point on said Easterly Right-of-way line; THENCE along said Easterly Right-of-way line of the Barr Interior Drain, N 00° 18' 45" E, 1681.25 feet to the point of beginning and containing 83.7296 acres, more or less.

FREE CONSENT AND DEDICATION

The division of the land described hereon and granting of all public easements is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants holding complete and indefeasible title in fee simple to the land as shown replatted hereon.

Dudley Price Nov. 13, 2013
Dudley Price, President, VG Farms Inc., a New Mexico Corporation, on behalf of said Corporation

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 13th day of November, 2013, the foregoing instrument was acknowledged before me by Dudley Price, President, VG Farms Inc., a New Mexico Corporation, on behalf of said Corporation.

My Commission expires 11/26/2015

Timothy R. Johnson
Notary Public

PLAT OF
TRACTS 2-A AND 3-A
LANDS OF VG FARMS
BERNALILLO COUNTY, NEW MEXICO
A REPLAT OF TRACTS 2 AND 3, LANDS OF VG FARMS
WITHIN SECTION 30, T. 9 N., R. 3 E., N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2013

APPROVALS as specified by the County of Bernalillo Subdivision Ordinance:
PROJECT NO.: SRP 2013-0057

<i>[Signature]</i> Bernalillo County Development Review Authority, Chair	12-9-2013 Date
<i>[Signature]</i> Bernalillo County Zoning	11/14/13 Date
<i>[Signature]</i> Bernalillo County Environmental Health	11/14/2013 Date
<i>[Signature]</i> Bernalillo County Public Works Department	11/14/2013 Date
<i>[Signature]</i> Bernalillo County Fire Marshal	11/14/2013 Date
<i>[Signature]</i> A.B.C.W.U.A.	11-13-13 Date
<i>[Signature]</i> City Surveyor	11-6-13 Date

APPROVED *[Signature]* DATE 12-6-13

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Bernalillo County Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

[Signature] 11-12-13
Thomas D. Johnston, N.M.P.S. No. 14269 Date

330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887	
INDEXING INFORMATION FOR COUNTY CLERK OWNER: VG FARMS INC. LOCATION: SECTION 30 T. 9 N., R. 3 E., N.M.P.M.	DRAWN: T R J CHECKED: T D J DRAWING NO. SP10210A.DWG
SCALE: 1" = 400'	FILE NO. SP-1-02-10-A
1 NOV 2013	SHEET 1 OF 2

2013C, Pg. 136

- EASEMENT NOTES -

Existing Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company recorded 2/18/1954, in Book D 270, Page 311 as Doc. No. 13625.
Easement is ten feet (10') in width, anchor easements are two feet (2') in width.

Existing Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company recorded 2/7/1958, in Book D 413, Page 471, as Doc. No. 53880.
Easement is ten feet (10') in width, anchor easements are two feet (2') in width.

Former Subsurface Drainage Easement fifteen feet (15') in width, granted to Middle Rio Grande Conservancy District, recorded 5/9/1958, in Book D 424, Page 533-537, as Doc. No. 64272, and recorded 5/9/1958, in Book D 424, Page 541-545, as Doc. No. 64273. Said easement was terminated and released by document recorded May 14, 2010 as document no. 2010041750.

Existing Ten foot (10') Easement (except as noted on sketch) granted to Southern Union Gas Company, recorded 4/29/1966, in Book R/W 143, Page 465, as Doc. No. 5814, and modified by Right-of-Way Easement granted to Gas Company of New Mexico recorded 4/21/1983, in Book Misc. 8-A, Page 396, as Doc. No. 83-24571.

Existing Seven foot (7') Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company 5/27/1982, in Book Misc. 933, Page 874 as Doc. No. 82-27977.

Existing Ten foot (10') Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company recorded 5/12/1983, in Book Misc. 14-A, Page 273, as Doc. No. 83-30092.

Existing Ten foot (10') Public Service Company of New Mexico Overhead Easement recorded 6/22/2006, in Book A119, Page 1856, as Doc. No. 2006092116. Easement is not specifically defined by bearings and distances in recorded document and its location is approximate.

Thirty foot (30') Public Waterline and Public Sewerline Easement exclusively for Albuquerque Bernalillo County Water Utility Authority granted by plat recorded 3/26/2012 in Plat Book 2012C, Page 38.

Fifty-four and sixteen hundredths feet (54.16') Private access easement for the exclusive benefit of Tracts A and B, Lands of VG Farms granted by plat recorded 3/26/2012 in Plat Book 2012C, Page 38. (Price's Way)

ACS STA. 1-R12
X = 1,513,155.994
Y = 1,450,434.124
G-G 0.999687023
ΔG = -00°14'37.02"
NEW MEXICO STATE PLANE GRID
CENTRAL ZONE
NAD 83

COUNTY CLERK RECORDING LABEL HERE

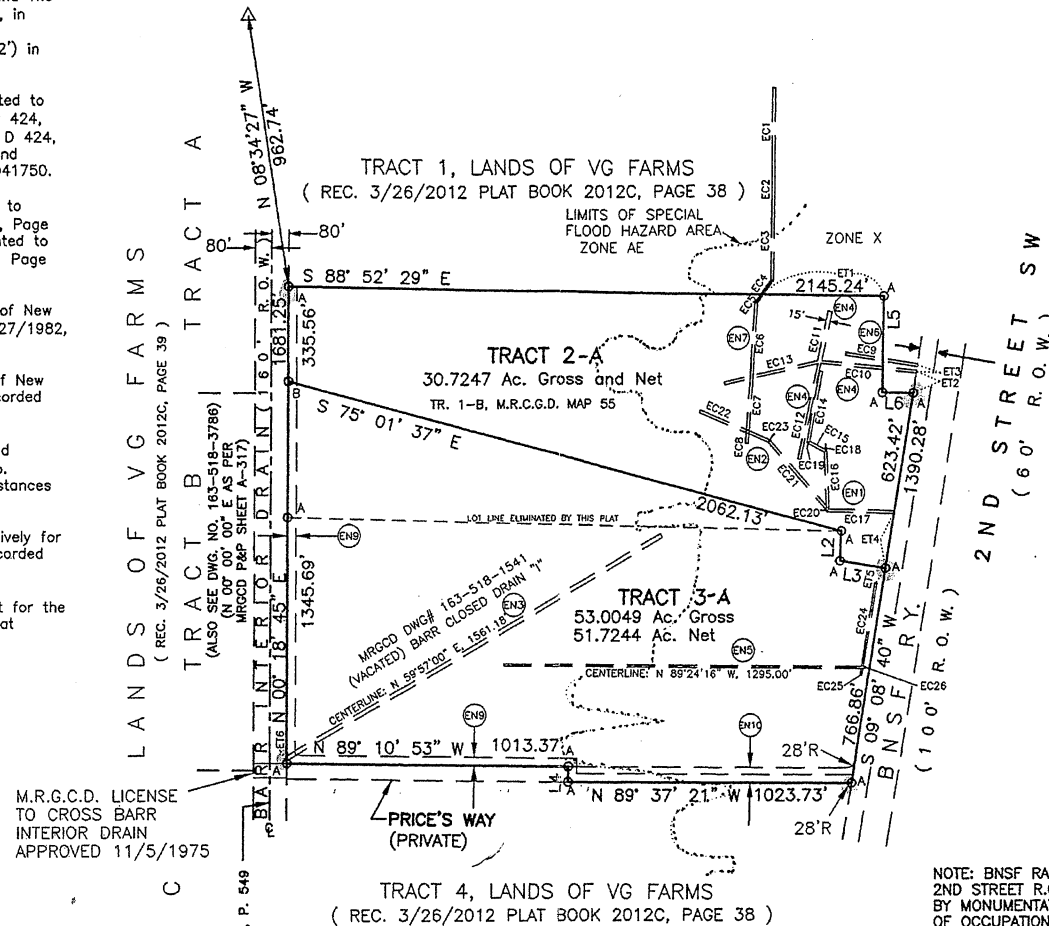
PLAT OF
TRACTS 2-A AND 3-A
LANDS OF VG FARMS

BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACTS 2 AND 3, LANDS OF VG FARMS
WITHIN SECTION 30, T. 9 N., R. 3 E., N.M.P.M.

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2013

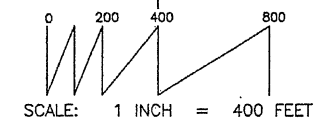


MONUMENTATION

A Found 1/2" Rebar, cap "WAYJOHN PS 14269"
B Set 1/2" Rebar, cap "WAYJOHN PS 14269"

NOTE: BNSF RAILWAY R.O.W. AND
2ND STREET R.O.W. DETERMINED
BY MONUMENTATION AND LINES
OF OCCUPATION.

L2	S 03°11'27" W	104.83
L3	S 80°51'20" E	166.57
L4	N 00°49'07" E	54.16
L5	S 01°07'31" W	339.76
L6	S 88°52'29" E	109.85

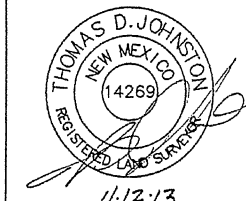


EASEMENT TIE TABLE		
TANGENT NO.	BEARING	DISTANCE
ET1	N 88°52'29" W	436.93'
ET2	N 09°08'40" E	76.97'
ET3	N 09°08'40" E	22.83'
ET4	S 09°08'40" W	200.61'
ET5	S 33°17'12" W	61.90'
ET6	S 00°18'45" W	18.65'

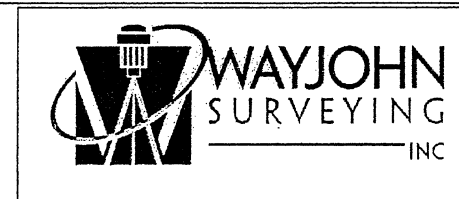
EASEMENT CENTERLINE TABLE		
TANGENT NO.	BEARING	DISTANCE
EC1	N 00°33'03" E	287.97'
EC2	N 00°31'31" E	140.59'
EC3	N 00°41'54" E	247.67'
EC4	S 35°56'27" W	63.90'
EC5	S 35°56'27" W	38.05'
EC6	S 03°55'21" W	244.69'
EC7	S 04°00'04" W	233.80'
EC8	S 03°22'46" W	16.55'
EC9	N 81°00'39" W	260.00'
EC10	N 84°11'00" W	350.50'
EC11	N 12°05'24" E	181.50'
EC12	S 12°05'24" W	350.50'
EC13	S 77°51'00" W	350.50'
EC14	N 10°27'00" E	253.00'
EC15	N 61°18'00" W	70.00'
EC16	N 02°13'00" W	207.00'
EC17	N 88°33'00" W	240.74'
EC18	N 00°00'00" E	24.98'
EC19	S 10°27'00" W	24.98'
EC20	N 90°00'00" W	24.92'
EC21	N 40°46'00" W	318.25'
EC22	N 67°09'00" W	275.00'
EC23	N 36°02'00" E	29.98'
EC24	N 09°14'44" E	300.60'
EC25	S 09°14'44" W	30.00'
EC26	S 89°24'16" E	12.20'

M.R.G.C.D. LICENSE
TO CROSS BARR
INTERIOR DRAIN
APPROVED 11/5/1975

R.A.C. #3914 FILED 2/22/1934 BK. 130, P. 549



INDEXING INFORMATION FOR COUNTY CLERK
OWNER:
VG FARMS INC.
LOCATION: SECTION 30
T. 9 N., R. 3 E., N.M.P.M.



DRAWN: T R J	SCALE: 1" = 400'	FILE NO. SP-1-02-10-A
CHECKED: T D J	DRAWING NO. SP10210A.DWG	SHEET 2 OF 2
	1 NOV 2013	

September 6, 2016

Chair

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Vice Chair

Art De La Cruz
County of Bernalillo
Commissioner, District 2

Richard J. Berry
City of Albuquerque
Mayor

Pat Davis
City of Albuquerque
Councilor, District 6

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Ken Sanchez
City of Albuquerque
Councilor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Jeffrey Johns
US Fish & Wildlife Service
PO Box 1306
Albuquerque, New Mexico 87103

RE: Water and Sanitary Sewer Serviceability Statement #160517
Project Name: Valle De Oro National Wildlife Refuge
Project Location: 7851 2nd Street SW - Zone Atlas Map: S13/S12

Dear Mr. Johns:

Project Information: The subject site is located between 2nd St. and the Barr Interior Drain just south of the Barr Spur Drain in an unincorporated area of Bernalillo County. The property is comprised of Tract 2-A and Tract 3-A (Plat of Tracts 2-A and 3-A Lands of VG Farms) and consists of approximately 84 acres that is currently zoned A-1 for residential/agricultural use. The property lies within the Pressure Zone 1E in the Hubbell trunk. The request for information indicates plans to construct administrative offices, visitor center space, multi-use classroom/public space totaling approximately 11,000 square feet that will also include a 1,710 square feet maintenance building with all associated storage, work areas, parking lots, green house, garden trails and related site improvements for future use.

Development Agreement: Pursuant to the System Expansion Ordinance, this property is outside of the Water Authority service area and the Water Authority Board must approve a Development Agreement to serve this property and establish requirements as a condition of service. Contact Utility Development in regards to Development Agreements.

Water Supply Charge: All developments located outside of the Water Authority's service area will be assessed a Water Supply Charge (WSC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights and supplies necessary to serve the development. The WSC shall not be used for reimbursement of master planned facilities.

Existing Conditions: Water infrastructure in the area consists of the following:

- 36 inch concrete cylinder transmission main (project #26-7565.81-08) along the Barr Spur Drain
- Eight inch PVC stub (project #26-7565.81-08) extending south from the existing 36 inch transmission line located approximately at the midpoint of the northern property line of Tract 1.
- Ten inch PVC stub (project #26-7565.81-08) extending south from the existing 36 inch transmission line located along 2nd St. near the northeast corner of Tract 1.
- 16 inch AC stub (project #09-002-84) located approximately 1,500 feet north along 2nd St. at the intersection of Lagunitas La.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-2932.86) along Clark Rd. located approximately 3,000 feet north of the subject site.

Water and Sewer Service: New metered water service to the property can be provided contingent upon a developer funded project which extends the existing ten inch distribution stub south along 2nd St., covering the entire eastern property frontage of the tracts being developed (Tracts 2A and 3A). The required development agreement will also include the requirement of the extension of the aforementioned waterline along 2nd St. to cover the entire eastern property frontage of the remaining tracts (Tracts 4 and 5). Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary sewer service can be provided contingent upon a developer funded project to extend a collector line along 2nd St. to cover the property frontage of the tracts being developed (Tracts 2A and 3A), which can discharge to the existing sanitary sewer system located approximately 3,000 feet north along Clark Rd. if grades allow. The required development agreement will also include the requirement to extend the sanitary sewer collector line south to cover the eastern property frontage of the remaining tracts (Tracts 4 and 5). A study shall be completed for sizing the sanitary sewer so that it also takes into account other properties within the basin. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines. Any deviations shall be coordinated with Utility Development.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3439 for more information.

Fire Protection: The instantaneous fire flow requirements for the subject property were not submitted in the request for availability; therefore, this statement may not be complete and/or valid at the time of future construction. All new required hydrants as well as their exact locations must be determined through the Bernalillo County Fire

Marshal's Office and verified through the Utility Development Office prior to sale of service.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for water meters need to be five feet by five feet and include the length of the water service if located on private property. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: As described in this statement, the extension of public water and sanitary sewer lines may be eligible for partial reimbursement through the Pro Rata process as detailed in the Water Authority Water and Wastewater System Expansion Ordinance. Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Bernalillo County Department of Public Works and Water Authority Work Order process. Designs must be by a licensed, New Mexico registered professional engineer. Construction must be by a licensed, bonded, public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: When metered water service becomes available to this site, the Water Authority is ready, willing, and able to provide the maximum annual requirement for the subject subdivision/project for a period of at least 70 years as required by the Bernalillo County Subdivision Ordinance. However, the Water Authority is also committed to meeting water conservation goals and requirements. Accordingly, all new development utilizing Water Authority services are subject to the requirements for water usage and water conservation requirements as defined by the Water Authority. Where available, outdoor water usage shall utilize reclaimed water. All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance (O-07-13), Water Conservation Large Users Ordinance and Water Conservation Water by Request Ordinance.

Closure: This statement only provides details of infrastructure that is available and potential precursors to development for the proposed development. For service to be provided, a Board approved development agreement must supplement this serviceability, therefore causing this serviceability to be in effect for a period of one year upon approval of the development agreement. Under no circumstances does this serviceability commit to service without the above mentioned conditions. Changes in the proposed development may require reevaluation and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Mr. Jeffrey Johns
US Fish and Wildlife Service
September 6, 2016
Page 4

Please feel free to contact the Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,

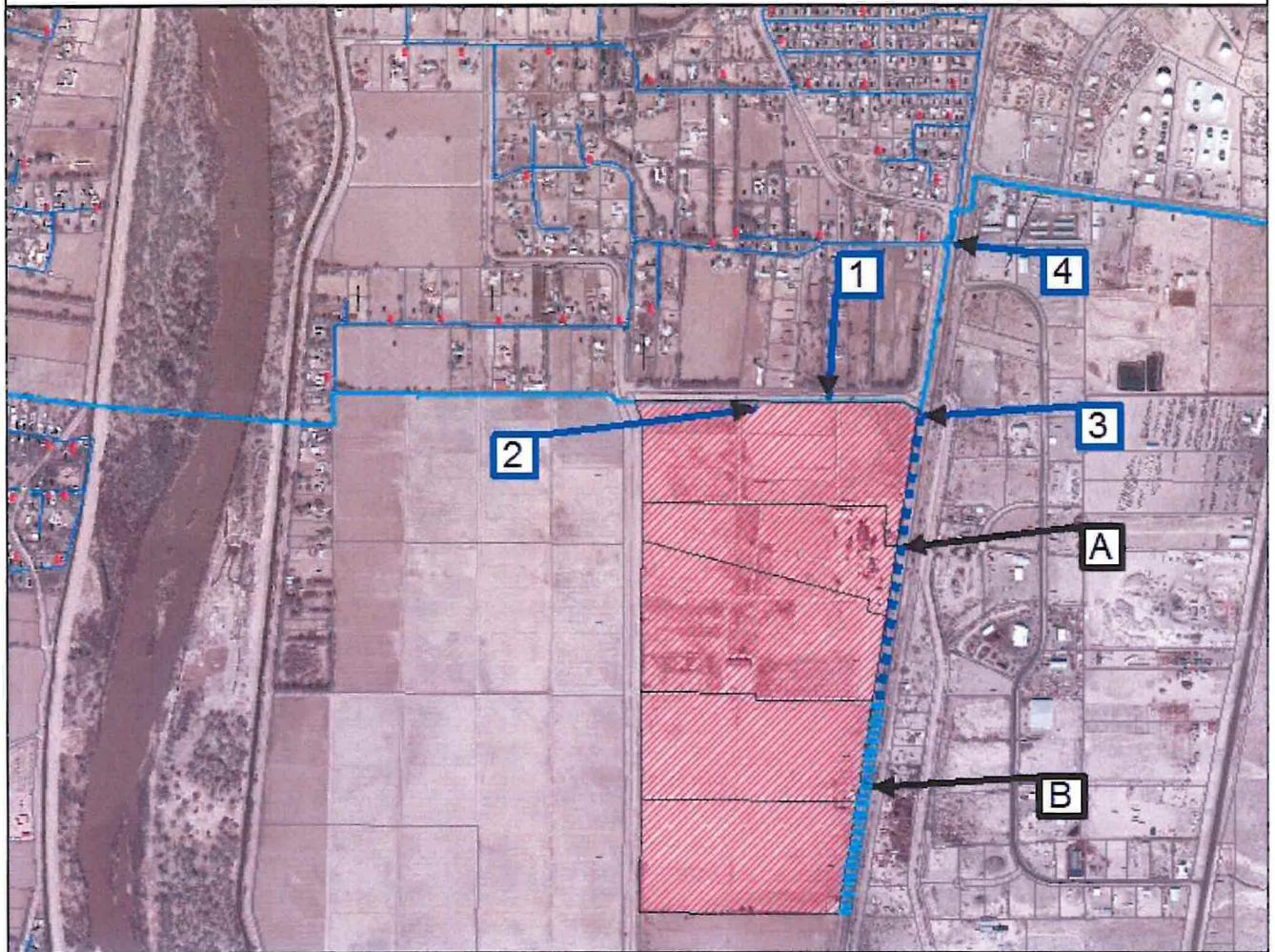


Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)

f/ Serviceability 160517

Statement Number #160517



Legend

Site Location

WATER.WATER_PIPE

<all other values>

SUBTYPE

Distribution Main

Drain Line

Hydrant Leg

In Zone Transmission

Out Zone Transmission

SJC Transmission

Sleeve

Well Collector Line

Well Wash Line

0 2,800 5,600 Feet



--- Water Infrastructure Map Keyed Notes:

1. --- 36" Concrete Cylinder Transmission Main

2. --- 8" PVC Stub

3. --- 10" PVC Stub

4. --- 16" AC Stub

--- General Keyed Notes:

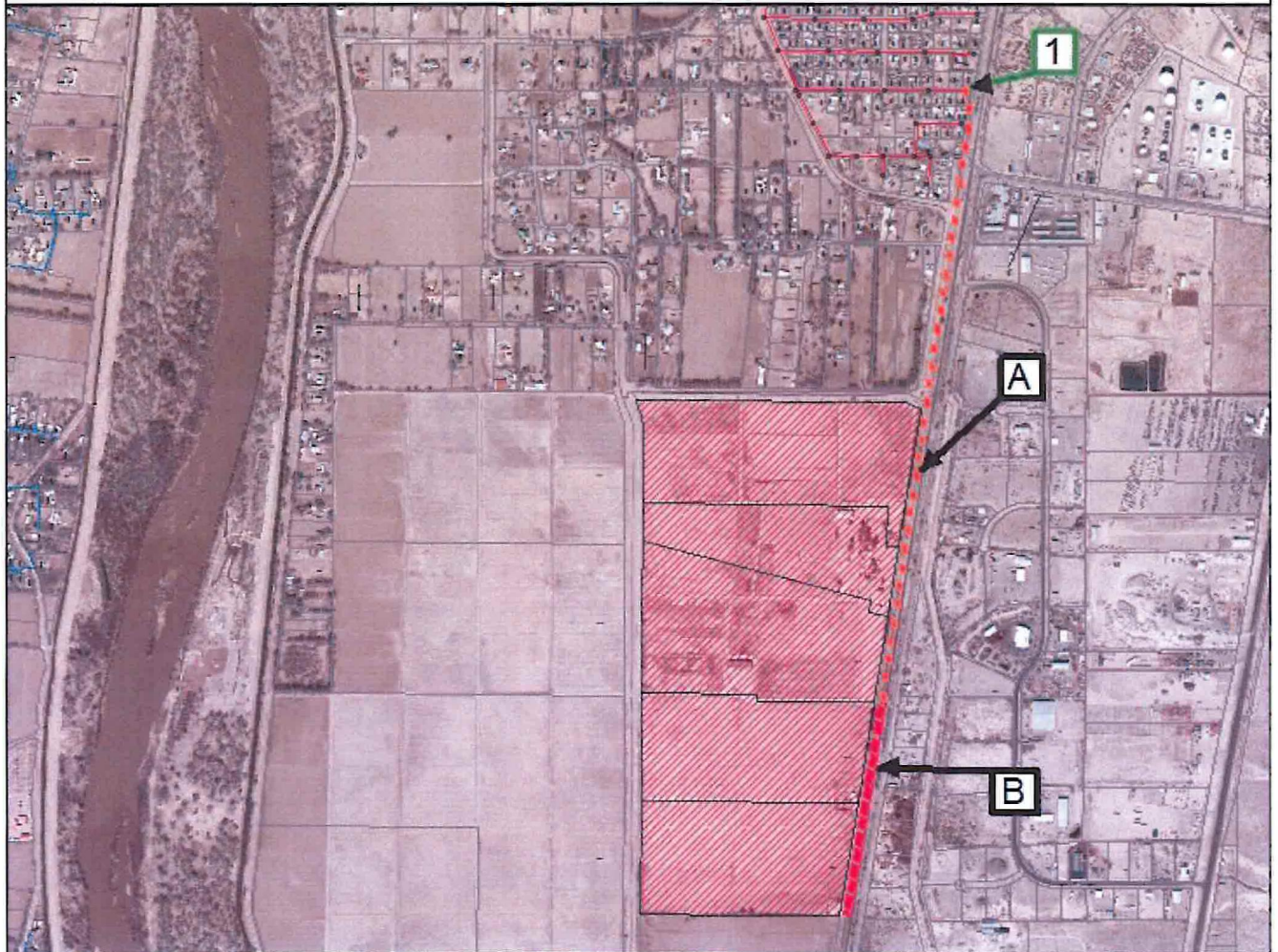
A. --- 10" Proposed Distribution Main

B. --- Waterline extension to be required by development agreement



Water Utility
Authority

Statement Number #160517



Legend

Site Location

Sewer Pipe

— <all other values>

SUBTYPE

— COLLECTOR

--- FORCE MAIN

— INTERCEPTOR

— VACUUM LINE

0 2,800 5,600 Feet



--- Sanitary Sewer Infrastructure Map Keyed Notes:

1. --- 8" PVC Collector Line

--- General Keyed Notes:

A. --- Proposed Sanitary Sewer Collector Line

B. --- Sanitary Sewer line extension to be required by development agreement



Meeting Date: November 16, 2017

Staff Contact: Charles S. Leder, P.E., Engineering Division Plant Manager

**TITLE: C-17-34 – Approving Recommendation of Award, P2018000003
Vulnerability Assessment**

ACTION: Recommend Approval

SUMMARY:

The Albuquerque Bernalillo County Water Utility Authority issued the referenced Request for Proposals (RFP) to solicit proposals from qualified vendors to provide Vulnerability Assessment Services.

The RFP was posted on the Sicomm website and advertised in the local newspapers. Two responses were received and submitted for evaluation. The ad hoc evaluation committee reviewed, evaluated, and scored the responses in accordance with the evaluation criteria published in the RFP. Pursuant to the process outlined in the City of Albuquerque Purchasing Ordinance and Rules & Regulations, and the subject RFP, the Ad Hoc Advisory Committee is submitting the following list, in ranking order:

<u>Offeror</u>	<u>Total Composite Score</u>	<u>Total Composite Score w/Preferences</u>
iParametrix	2,686	2,686
Tynwdd	2,736	2,736

After reviewing and discussing the submittals, **the committee recommended the contract be awarded to Tynwdd Consulting Group, LLC.**

FISCAL IMPACT:

The funding to support this contract is appropriated for Fiscal Year 2017.

Memo

To: Mark S. Sanchez, Executive Director
From: John M. Stomp, P.E., Chief Operating Officer
Date: November 7, 2017
Re: Recommendation of Award, P2018000003, Vulnerability Assessment

The Albuquerque Bernalillo County Water Utility Authority issued the referenced Request for Proposals (RFP) to solicit proposals from qualified vendors to provide Vulnerability Assessment Services.

The RFP was posted on the Sicom website and advertised in the local newspapers. Two (2) responses were received and submitted for evaluation. The ad hoc evaluation committee reviewed, evaluated, and scored the responses in accordance with the evaluation criteria published in the RFP. Pursuant to the process outlined in the City of Albuquerque Purchasing Ordinance and Rules & Regulations, and the subject RFP, the Ad Hoc Advisory Committee is submitting the following list, in ranking order:

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iParametrix	2,686	2,686
Tynwdd	2,736	2,736

After reviewing and discussing the submittals, the committee recommended the contract be awarded to Tynwdd Consulting Group, LLC. I concur with the committee's recommendation.

Water Authority Board approval is required for this procurement. Negotiations with the vendor shall begin immediately upon your approval.

Approved:

Recommended:



Mark S. Sanchez
Executive Director

11/7/17

Date



Stanley Allred
Chief Financial Officer


11/7/17

Date

Attachments: Composite Score Sheet

Original: Kelli De Angelis-Craig, Contract Administrator
Copy: Jonathan Daniels, Purchasing Officer
File: P2018000003

Memo

To: Mark S. Sanchez, Executive Director
From: John M. Stomp, P.E., Chief Operating Officer 
Date: October 31, 2017
Re: **AD HOC COMMITTEE – RFP2018000003, “Vulnerability Assessment”**

The following individuals are recommended to serve as members of the Ad Hoc Advisory Committee (“Committee”) P2018000003 – Vulnerability Assessment. This Committee will review and evaluate the proposals and submit a ranked list of offerors to you for selection.

John M. Stomp, P.E. Chief Operating Officer, ABCWUA, Committee Chair
Charles S. Leder, P.E., Engineering Division Manager, ABCWUA
Frank J. Roth, Senior Policy Manager, ABCWUA

Kelli De Angelis-Craig, Contract Administrator, will manage the Request for Proposals and serve as a procedural advisor to the Committee.

I respectfully request your approval of this Committee so that the request for proposals can be published.

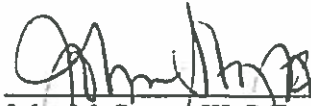
APPROVED:



Mark S. Sanchez
Executive Director

Date: 11/1/17

RECOMMENDED:



John M. Stomp III, P.E.
Chief Operating Officer

Date: 11/1/17

Original: Luz del Carmen Carreon, Executive Services Coordinator
Copy: Kelli De Angelis-Craig, Contract Administrator

Request for Proposals P2018000003 Vulnerability Assessment

Request for Proposals P2018000003 Vulnerability Assessment				
EVALUATION CRITERIA	EVALUATION FACTORS	OFFERORS		
		IParametrix	Tynwdd	
1. The Offeror's general approach and plans to meet the requirements of the RFP.	Up to 100	90	100	JMS
		80	90	CL
		92	90	FR
SUB TOTAL		262	280	
2. The Offeror's detailed plans to meet the objectives of each task, activity, etc. on the required schedule.	Up to 100	90	100	JMS
		70	90	CL
		94	95	FR
SUB TOTAL		254	285	
3. Experience and qualifications of the Offeror and personnel as shown on staff resumes to perform tasks described in Part 3, Scope of Services.	Up to 150	130	140	JMS
		130	140	CL
		150	150	FR
SUB TOTAL		410	430	
4. Adequacy of proposed project management and resources to be utilized by the Offeror.	Up to 150	130	140	JMS
		140	140	CL
		145	140	FR
SUB TOTAL		415	420	
5. The Offeror's past performance on projects of similar scope and size.	Up to 200	170	180	JMS
		150	190	CL
		175	150	FR
SUB TOTAL		495	520	
6. The overall ability of the Offeror, as judged by the evaluation committee, to successfully complete the project within the proposed schedule. This judgment will be based upon factors such as the project management plan and availability of staff and resources.	Up to 200	170	180	JMS
		180	190	CL
		200	200	FR
SUB TOTAL		550	570	
7. Cost Proposal – The costs proposed by the Contractor as described in Section 2.2 of this RFP to perform the tasks listed in Part 3, Scope of Services. The evaluation of this section shall occur after the technical evaluation, based on a cost/price analysis.	Up to 100	100	77	JMS
		100	77	CL
		100	77	FR
SUB TOTAL		300	231	
TOTAL COMPOSITE SCORES		2686	2738	
Small Preference	Up to 5%	0	0	
Local Preference	Up to 5%	0	0	
Resident Business Preference	Up to 5%	0	0	
Resident Veteran Preference	Up to 10%	0	0	
Pay Equity Preference	Up to 5%	0	0	
10% Preference Max		0	0	
TOTAL COMPOSITE SCORES WITH PREFERENCES		2686	2738	
RANKING		2	1	
		IParametrix	Tynwdd	

Meeting Date: November 16, 2017
Staff Contact: Rick Shean, Water Quality Hydrologist

TITLE: OB-17-12 – Status Update for the Kirtland Air Force Base Bulk Fuels Facility Fuel Leak Corrective Action Activities

SUMMARY:

The Albuquerque Bernalillo County Water Utility Authority (Water Authority) staff and their independent contractor, Intera, Incorporated (Intera), reviewed the recently submitted Resource Conservation and Recovery Act (RCRA) Investigation Report (RFI), and has provided comments to the New Mexico Environment Department (NMED), Kirtland AFB, the Air Force Civil Engineering Center, the U.S. Army Corps of Engineers, and their respective contractors.

In their technical review, Intera pointed out some of the following insufficiencies in the RFI:

1. Data gaps for vadose zone (or soil) contamination characterization; and
2. Inaccurate descriptions of the light nonaqueous phase liquid (LNAPL) plume; and
3. A lack of a description of how much contamination in the soil continues to move down towards the aquifer, or be coming into contact with the rising aquifer; and
4. An inadequate definition of the vertical extent of the dissolved phase ethylene dibromide (EDB).

When the Air Force submitted the RFI earlier this year, they did acknowledge there are existing data gaps that need to be addressed before the project moves to the next RCRA Corrective Action phase. Water Authority staff encourages the Air Force and their contractors to fill the data gaps and address the concerns provided in Intera's technical review of the RFI document.

In addition to the Water Authority's comments, the NMED responded to the document with their own comments regarding the RFI similar to the Water Authority's, which included that the document provided incomplete characterization of the EDB plume, incomplete and biased estimates of concentration trends and degradation, and incomplete delineation of the LNAPL plume. NMED requested that the Air Force participate in technical meetings with the key stakeholders and to submit a work plan addressing the identified data gaps for review and approval within 60 days for the technical meetings.

FISCAL IMPACT:

None

Review of RCRA Facility Investigation Report for Bulk Fuels Facility Kirtland Air Force Base, New Mexico

Prepared by INTERA, Incorporated for the
Albuquerque Bernalillo County Water Utility
Authority

Introduction

Air Force has made much progress in addressing the EDB plume since 2016

Staff and Intera committed to continue working with the Air Force as key stakeholders

Recently submitted RCRA Facility Investigation Report (RFI) by Air Force Contractor insufficient for next phase of work – addendums scheduled

Key Findings

1. Soil data insufficient to estimate vadose zone source mass and mass flux to aquifer
2. Insufficient data and inaccurate description of LNAPL near and in saturated zone
3. Analysis presented misrepresents groundwater contaminant trends
4. Incomplete groundwater plume delineation

LNAPL in Vadose Zone

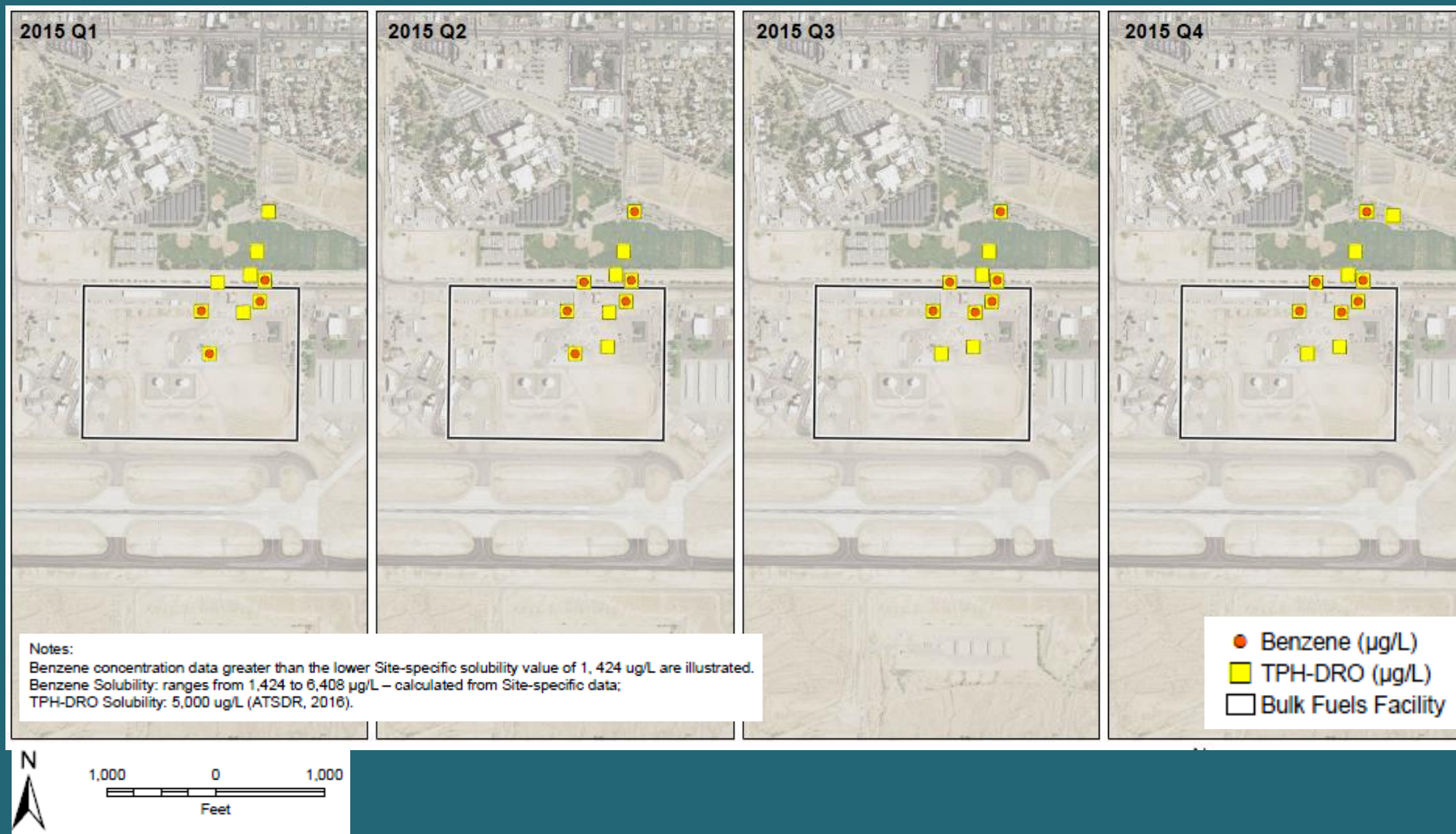
- How much Light NonAqueous Phase Liquid (LNAPL, a.k.a. fuel product) in vadose zone migrates into aquifer now and in future?
- RFI has inadequate data about LNAPL above water table that will act as source
- Data gap may be resolved by proposed coring

LNAPL in Aquifer

- Location and mass of LNAPL in aquifer critical to evaluate long-term contaminant sources
- RFI does not address new contamination encountered by rising water table
- RFI does not use all available data to estimate how much LNAPL remains in aquifer
- Data gap may be resolved by proposed coring



LNAPL Presence in Groundwater from Effective Solubilities: 2015



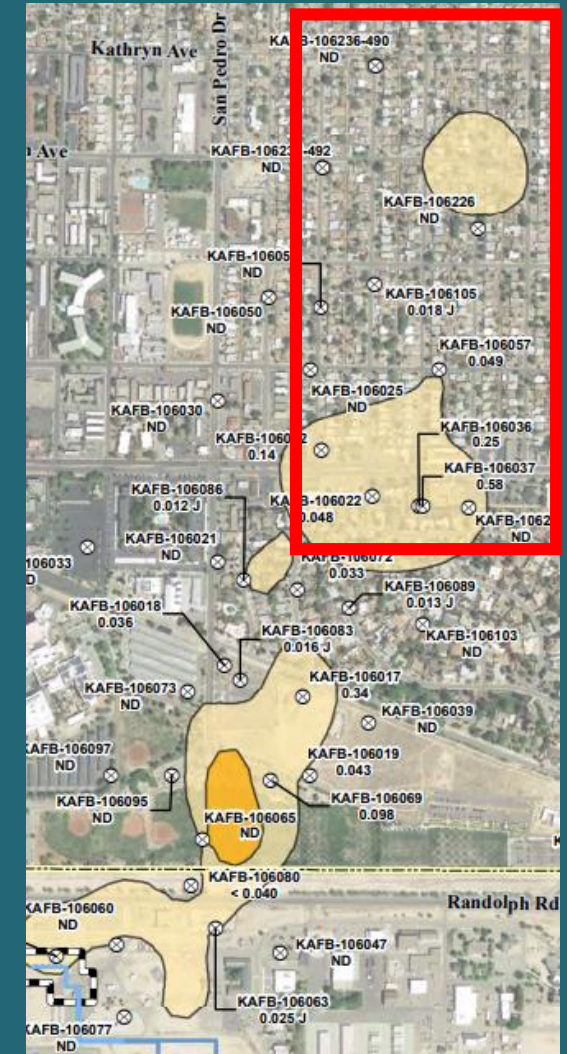
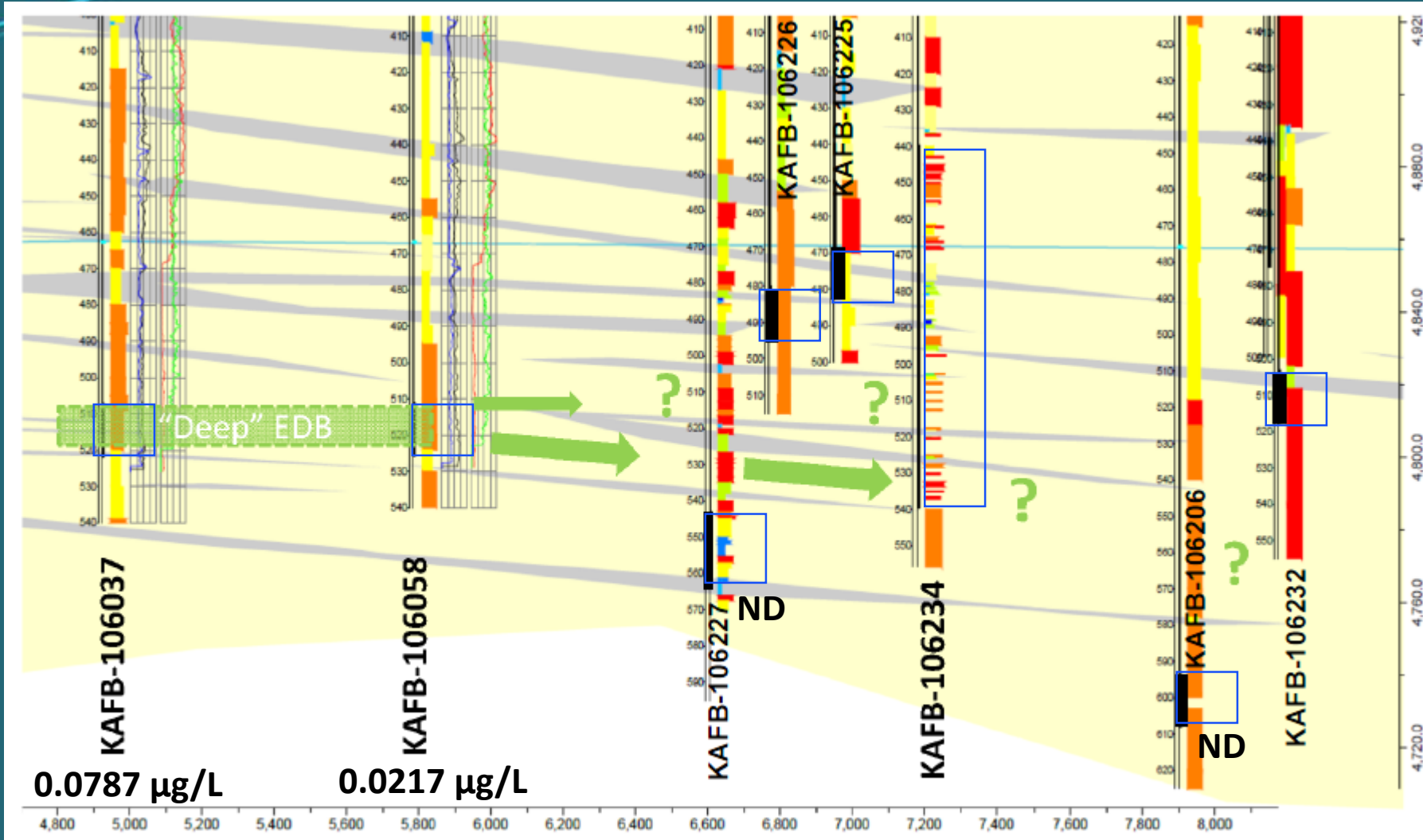
Overestimates Degradation Rates

- RFI analysis treats concentration changes as solely caused by degradation – other explanations
- RFI overestimates degradation rates

Drowning Well Screens

- Wells screens are drowned, while center of plume mass moving up.
- RFI data show EDB decreases – drowning or degradation?
- Need more water table wells to monitor
- Air Force recently agreed to add new shallow wells

Inadequate Vertical Definition of Distal Plume



Summary

- RFI not currently adequate for evaluating corrective measures
- Data gaps to be addressed in RFI Addendum:
 - Define LNAPL location and mass in vadose and saturated zones
 - Get data to estimate contaminant migration into aquifer
 - Define shallow and deep groundwater plume