



**Regular Governing Body Meeting**  
**City of Rio Rancho**  
**AGENDA**  
**February 8, 2024**  
**6:00 PM**  
**Council Chambers**

**Governing Body Members**

Greggory D. Hull, Mayor	Paul Wymer, Councilor District 4
Jim Owen, Councilor District 1	Karissa Culbreath, Councilor District 5
Jeremy Lenentine, Councilor District 2	Nicole List, Councilor District 6
Bob Tyler, Councilor District 3	

**Meeting Information**

This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

Join by Computer: <https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGV0czF4MDN0UT09>

Meeting ID: 853 0235 3741  
Passcode: 789419

Join by Phone:  
Dial +1 253 215 8782 US then enter Meeting ID and Passcode

Pursuant to the Governing Body Rules of Procedures, any person wishing to address the Governing Body related to an item listed under Second Reading of Ordinances, First Reading of Ordinances, or Discussion and Deliberation, shall register in person with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of a meeting. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Governing Body members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the City Clerk, as clerk of the Governing Body, prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

**Call to Order and Pledge of Allegiance**

**Proclamations and Awards of Merit**

**Public Forum**

Pursuant to the Governing Body Rules of Procedure, any person wishing to address the Governing Body related to a non-agenda item shall register in person with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of a meeting. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the Governing Body members present may approve to extend the total amount of time allotted for public forum at a meeting.

**Comments by Councilors**

## Consent Calendar

There will be no discussion of these items unless a Governing Body Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

- 1.** Minutes of January 25, 2024 Regular Meeting  
*Minutes of January 25, 2024 Regular Meeting*
  
- 2.** R7, Resolution Approving the Public Works Department's Application for the New Mexico Department of Transportation (NMDOT) FY 2024-2025 Local Government Road Fund (LGRF) Cooperative Program  
*Resolution*  
*Project Location Exhibit*  
*Summary of Budget Allocation*
  
- 3.** R8, Resolution Authorizing the Recycling of Damaged and/or Obsolete Items  
*Resolution*  
*Exhibit*
  
- 4.** R9, Resolution Authorizing a Budget Adjustment to the Community Development Block Grant Fund (375) for Planning and Administration  
*Resolution*
  
- 5.** R10, Resolution Authorizing the Disposal of Obsolete and Non-Working Equipment and Office Furniture  
*Resolution*  
*Exhibit\_A\_Equipment and Furniture list*
  
- 6.** R11, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315) and Accepting \$375,277.00 for the Grande Boulevard Reconstruction Project.  
*Resolution*  
*PW2403 Grande Blvd Reconstruction Project Limits Exhibit Map*

## Boards/Commissions/Committee Reports

### Public Hearings

Pursuant to the Governing Body Rules of Procedure, all aggrieved persons, and materially relevant witnesses sponsored by such interested persons, wishing to address the Governing Body shall register in person or via specified communications technology/equipment with the City Clerk no later than fifteen (15) minutes prior the scheduled start time of a related hearing.

- 7.** D4, Site Plan Approval for a Furniture Store at the Property Legally Described as The Village, Tracts B1-B4  
*Zoning, Location*  
*Authorization*  
*Site Plan*  
*Landscape Plan*  
*Elevations*  
*Parking and Architectural Deviation Request*  
*Reproduction of Notices*  
*Staff Comments*

## Second Reading of Ordinances

## First Reading of Ordinances

## **Discussion and Deliberation**

- 8.** [D5, Amendment to Contract for Design Services for Idalia Road to WHPacific, Inc.](#)  
[Draft Contract Amendment](#)  
[Idalia Rd Phasing Map.pdf](#)  
[Amendment Signature Sheet](#)

**City Manager**

**Adjournment**



**CITY OF RIO RANCHO  
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**Legislation Item:**

**AGENDA DATE:**  
February 8, 2024

**DEPARTMENT:**  
City Clerk

**SUBJECT:**  
Minutes of January 25, 2024 Regular Meeting

**BACKGROUND AND ANALYSIS:**

**IMPACT:**

**ALTERNATIVES:**

**DEPARTMENT RECOMMENDATION:**

**ATTACHMENT:** [Minutes of January 25, 2024 Regular Meeting](#)



Governing Body  
of the  
City of Rio Rancho

MINUTES  
JANUARY 25, 2024  
6:00 PM  
Council Chambers, City Hall

MEMBERS PRESENT:

Jim Owen, Councilor Dist. 1  
Bob Tyler, Councilor Dist. 3  
Paul Wymer, Councilor Dist. 4  
Karissa Culbreath, Councilor Dist. 5  
Nicole List, Councilor Dist. 6

MEMBERS ABSENT:

Greggory D. Hull, Mayor  
Jeremy Lenentine, Councilor Dist. 2

STAFF PRESENT:

Matt Geisel, City Manager  
Peter Wells, Deputy City Manager  
Josh Rubin, City Attorney  
Rebecca Martinez, City Clerk  
James DeFillippo, Fire Chief  
Carole Jaramillo, Director of Financial Services  
Connie Peterson, Dir. of Parks, Rec & Comm Svcs.  
Stewart Steel, Police Chief  
Jason Shoup, Director of Library  
Loyola Martinez, Human Resources Director  
Todd Carlson, Deputy Dir. of Info. & Technology  
Jim Chiasson, Director of Utilities  
BJ Gottlieb, Director of Public Works  
Amy Rincon, Director of Development Services

**Call to Order and Pledge of Allegiance**

Councilor Owen called the meeting to order at 6:00 p.m.

Councilor Owen stated Mayor Hull and Councilor Lenentine have been excused from the meeting.

**Proclamations and Awards of Merit**

**Public Forum**

**Comments by Councilors**

**Consent Calendar**

- 1.) Minutes of January 11, 2024 Regular Meeting
- 2.) R4, Resolution Decommissioning and Allowing for Disposal of a Vehicle
- 3.) D2, Appointment of Debra Powell-Schaffer to the Keep Rio Rancho Beautiful Committee
- 4.) D3, Appointment of Larry Bernstein to the Tierra del Oro Public Improvement District Board

1 Karissa Culbreath moved to approve Consent Calendar. Seconded by Bob Tyler

2  
3 The motion carried by a vote of 5 FOR and 0 AGAINST.

4 YES: Jim Owen, Bob Tyler, Paul Wymer, Karissa Culbreath, Nicole List

5  
6 **Boards/Commissions/Committee Reports**

7  
8 **Public Hearings**

9  
10 5.) R5, Resolution Amending the Impact Fee Capital Improvement Plan (IFCIP) per the  
11 Impact Fee Capital Improvement Policy

12  
13 Amy Rincon, Director of Development Services presented this item. The Infrastructure  
14 and Capital Improvement Plan for Fiscal Years 2024-2029 was adopted by the Governing  
15 Body on May 25, 2023. As part of the approved ICIP, and in accordance with the City's  
16 Impact Fee Capital Improvement Policy, a City Impact Fee Capital Improvement Plan is  
17 included and approved with the ICIP. Certain capital improvement projects have been  
18 identified as needing to be included in the IFCIP for Fiscal Years 2024-2029. This is for  
19 the purpose of identifying these projects as system level improvements to allow them to  
20 qualify for Impact Fee Credits in accordance with and subject to the requirements of the  
21 City's Impact Fee Subchapter. Ms. Rincon went over the proposed additions. Also, the  
22 Capital Improvement Plan Citizens Advisory Committee will review at their meeting on  
23 January 22, 2024.

24  
25 Karissa Culbreath moved to approve R5. Seconded by Bob Tyler

26  
27 The motion carried by a vote of 5 FOR and 0 AGAINST.

28 YES: Jim Owen, Bob Tyler, Paul Wymer, Karissa Culbreath, Nicole List

29  
30 **Second Reading of Ordinances**

31  
32 **First Reading of Ordinances**

33  
34 **Discussion and Deliberation**

35  
36 6.) R6, Resolution Approving the Fiscal Year 2024 Mid-Year Budget Adjustments

37  
38 Carol Jaramillo, Director of Financial Services presented this item. The Mid-Year Budget  
39 review allows the City to adjust the fiscal year budget for changes in projected revenue  
40 and expenditure levels that may have occurred since the initial budget adoption. Revenue  
41 estimates have been adjusted to reflect additional one-time and recurring sources of  
42 revenue. Additionally, all year-to-date revenue variances and trends are discussed with  
43 departments to determine where adjustments to revenue budgets may be needed.  
44 Proposed revenue adjustments to the General Fund result in a net increase of \$6.3  
45 million. The most significant change is an increase in gross receipts tax of \$5.1 million or  
46 8.9 percent. Ms. Jaramillo went over the proposed adjustments. The 2024 Mid-Year

1 Budget is adjusted to the General Fund Ending Fund Balance of \$293,145, bringing the  
2 fund's projected overall reserve level to 32.3 percent of expenditures. The Utilities Funds'  
3 budget adjustments decrease the projected Unreserved Ending Fund Balance by -  
4 \$8,650,077, leaving the total Unreserved Ending Fund balance of \$11,914,705, a cash  
5 reserve level of 78 days. The capital reserve of \$3,409,436 will remain unchanged. After  
6 adjustments, the level of fund balance will maintain adequate reserves for unanticipated  
7 expenditures that can occur with the operation of the water and wastewater utility system.  
8

9 Bob Tyler moved to approve R6. Seconded by Nicole List

10  
11 The motion carried by a vote of 5 FOR and 0 AGAINST.

12 YES: Jim Owen, Bob Tyler, Paul Wymer, Karissa Culbreath, Nicole List  
13

14 **City Manager**

15  
16 Matt Geisel, City Manager stated the Municipal Election is on March 5, 2024. The City is  
17 hosting three open houses/public information events to provide details on the General  
18 Obligation Bond Questions. These open house/public information events will allow  
19 members of the public to speak one-on-one with City staff about the bond questions and  
20 projects that would be funded by the bonds. The first early voting site will open up on  
21 February 6, 2024 at Broadmoor Senior Center (Clerk's Annex.).  
22

23 **Adjournment**

24  
25 6:22 p.m.

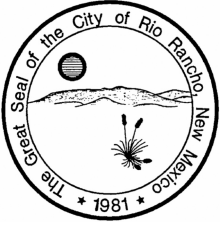
26  
27 APPROVED THIS FEBRUARY 8, 2024  
28

29  
30  
31 ATTEST:

\_\_\_\_\_  
Greggory D. Hull, Mayor

32  
33  
34 \_\_\_\_\_  
Rebecca A. Martinez, City Clerk

35 SEAL  
36



**CITY OF RIO RANCHO  
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**Legislation Item: R7**

**AGENDA DATE:**  
February 8, 2024

**DEPARTMENT:**  
Public Works

**SUBJECT:**  
R7, Resolution Approving the Public Works Department's Application for the New Mexico Department of Transportation (NMDOT) FY 2024-2025 Local Government Road Fund (LGRF) Cooperative Program

**BACKGROUND AND ANALYSIS:**

Each fiscal year the NMDOT, through the Local Government Road Fund, invites municipalities statewide to apply for Cooperative Program funds to help supplement local transportation programs. The NMDOT requires that the funding is utilized on projects that are part of a "public byway and are necessary for the public good and convenience to serve the public municipality."

The City of Rio Rancho's Public Works Department has selected projects for the application that are based on the current needs of the department and coincide with projects currently listed in the adopted Infrastructure Capital Improvement Plan (ICIP) or fall within routine maintenance schedules. The application requires that the Governing Body approves a Resolution supporting the project selection to the NMDOT for its consideration and review.

**Americans with Disabilities Act (ADA) Deficiency Remediation – Citywide**

The City of Rio Rancho over the past several years has conducted ADA Compliance Inspections as part of its ADA Transition Plan for noncompliant transportation infrastructure. Part of this plan included identifying public infrastructure within City right-of-way that is not compliant with ADA standards. The City has the responsibility to program funding to correct the deficient infrastructure identified in this plan. This project will allow the City to continue performing deficiency remediation for pedestrian facilities. The City has successfully requested and received this funding over the past nine years.

The requested project amount is \$100,000: \$75,000 NMDOT LGRF grant and \$25,000 local match.

## ITS/Signal System Improvements – Broadmoor Blvd. from Northern Blvd to High Resort Blvd.

The City's Traffic Section uses a traffic signal communications network to remotely access traffic signal controllers and closed-circuit television cameras (CCTVs), improve signal timing, and monitor health of traffic signals and operations. The Rio Rancho Emergency Operations Center and Rio Rancho Police Department also use the City's traffic signal communications network to manage traffic incidents. This project will expand the City's signal communications and CCTV network at three intersections along Broadmoor Blvd.: Broadmoor/Northern, Broadmoor/Loma Colorado, and Broadmoor High Resort. The project will add fiberoptic communications from the Northern/Broadmoor to Loma Colorado/Broadmoor and point to point radios will be installed at Loma Colorado/Broadmoor and High Resort/Broadmoor. CCTV Cameras, advanced traffic signal controllers, and network switches are necessary for routing signal communications and CCTV streams from each intersection. The school zone and associated pedestrian crossing at Broadmoor/Stapleton for Stapleton Elementary School will also be enhanced with radar feedback signs that will provide drivers with feedback on their speed while entering the school zone. The radar feedback signs will be activated via the City's cellular school flasher network during morning and afternoon bells.

The requested project amount is \$130,000: \$97,500 NMDOT LGRF grant and \$32,500 local match.

The City's Strategic Plan has a Goal to "Provide transportation infrastructure to expand and improve overall multimodal experience." With the expansion of the ITS network, the Broadmoor Blvd. corridor will be enhanced with better signal timing which improves user experience.

### IMPACT:

The City of Rio Rancho will receive funds needed to support Americans with Disabilities Act (ADA) Deficiency Remediation and ITS/signal system improvements.

### ALTERNATIVES:

Staff recommends approval for inclusion in the FY 2024-25 NMDOT Local Government Road Fund Cooperative Program grant application.

### DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution.

ATTACHMENT: [Resolution](#)

ATTACHMENT: [Project Location Exhibit](#)

ATTACHMENT: [Summary of Budget Allocation](#)



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**RESOLUTION APPROVING THE PUBLIC WORKS DEPARTMENT'S APPLICATION  
FOR THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) FY 2024-  
2025 LOCAL GOVERNMENT ROAD FUND (LGRF) COOPERATIVE PROGRAM**

**WHEREAS:** the New Mexico Department of Transportation (NMDOT) has solicited requests for applications from local governments for funding consideration; and

**WHEREAS:** the NMDOT has developed an application process whereby the City of Rio Rancho may submit an Application for Cooperative Grant Funding from the NMDOT for public projects; and

**WHEREAS:** the application requires that the Governing Body provide a Resolution supporting the project selection to the NMDOT for its consideration and review.

**WHEREAS:** the total cost of the project will be \$230,000.00 to be funded in proportional share by the parties hereto; and

**WHEREAS:** the City of Rio Rancho shall pay all costs, which exceed the total amount of \$172,500.00 and provide a 25% match to any amount exceeding the amount requested.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF  
RIO RANCHO:**

**Section 1.** That the project list submitted to the Governing Body, is hereby approved and confirmed.

**Section 2.** The City of Rio Rancho will undertake ADA Deficiency Remediation and ITS/Signal System Improvements

**Section 3.** That the staff of the City of Rio Rancho are hereby directed and requested to submit the completed Application to the NMDOT for its review and are further authorized to take such action as may be requested by the NMDOT in its consideration and review of the Application and to further proceed with arrangements for financing the Project and expending funds related to the Project.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Gregory D. Hull, Mayor

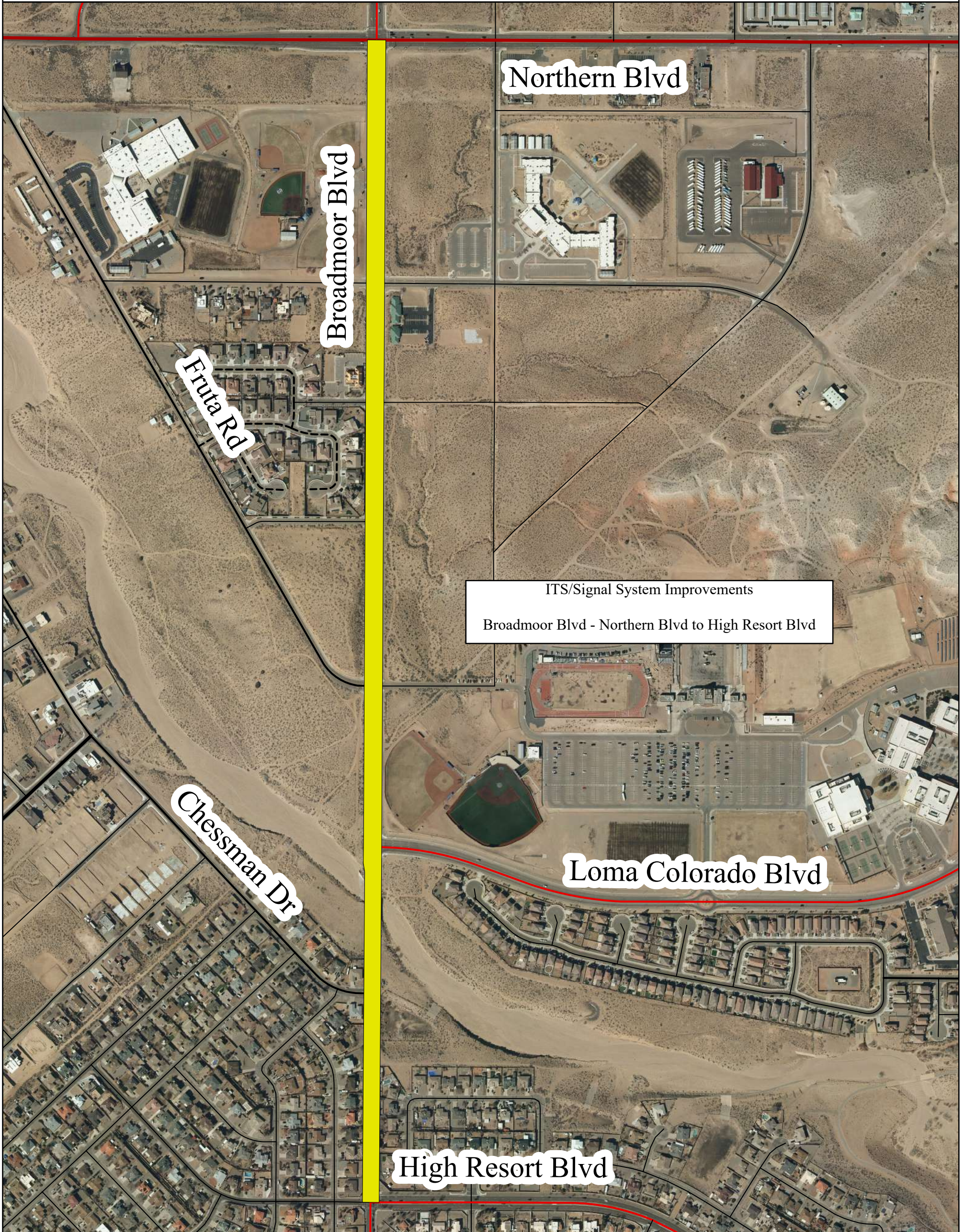
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ATTEST:

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Rebecca Martinez, City Clerk  
(SEAL)


# 2024-2025 NMDOT LGRF COOP PROJECT MAP









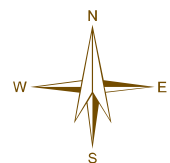
ITS/Signal System Improvements  
Broadmoor Blvd - Northern Blvd to High Resort Blvd



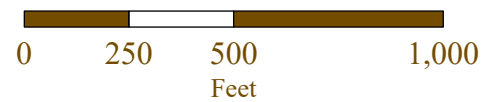
DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

 ITS/Signal System Improvements

-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  RESIDENTIAL
-  PRIVATE



Map Created by Abby Schondel 01-08-2024



**2024-25 Local Government Road Fund (LGRF) Cooperative Agreement  
Summary of Program Budget Allocation**

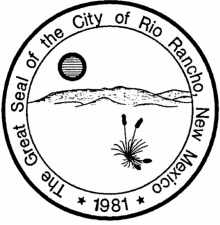
<b>Total Request = \$</b>	230,000.00
<b>NMDOT Share = \$</b>	172,500.00
<b>Local Share = \$</b>	57,500.00

**ADA Deficiency Remediation**

Grant Request = \$	100,000.00
NMDOT Share = \$	75,000.00
Local Match = \$	25,000.00

**ITS/Signal System Improvements**

Grant Request = \$	130,000.00
NMDOT Share = \$	97,500.00
Local Match = \$	32,500.00



**CITY OF RIO RANCHO  
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**Legislation Item: R8**

**AGENDA DATE:**  
February 8, 2024

**DEPARTMENT:**  
Public Works

**SUBJECT:**  
R8, Resolution Authorizing the Recycling of Damaged and/or Obsolete Items

**BACKGROUND AND ANALYSIS:**

The Public Works Department's Streets and Right-of-Way Division customarily recycles damaged and/or obsolete items that are no longer useable for their intended purpose. These items are sorted and housed at the Streets and Right-of-Way's yard(s) until they can be recycled. Items that are not recycled in a timely manner take up valuable space and is not practical.

The disposal of personal property is governed by Section 3-54-2, NMSA 1978 requiring Governing Body approval for property that does not exceed \$2,500.

Staff seeks to recycle damaged and/or obsolete items listed in the attachment marked Exhibit A.

**IMPACT:**  
Approval of the Resolution will enable the City to dispose of damaged and/or obsolete items.

**ALTERNATIVES:**  
Approve the Resolution.

Do not approve the Resolution.

**DEPARTMENT RECOMMENDATION:**  
Staff recommends approval of the Resolution.

**ATTACHMENT:** [Resolution](#)  
**ATTACHMENT:** [Exhibit](#)



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**RESOLUTION AUTHORIZING THE RECYCLING OF PUBLIC WORKS  
DEPARTMENT PROPERTY**

**WHEREAS:** the Public Works Department's Streets and Right-of-Way Division has gathered and stored damaged and/or obsolete items; and

**WHEREAS:** the items are no longer useable for their intended purpose, and continued storage of these items is not practical; and

**WHEREAS:** staff desires to properly dispose of these items at a local recycling center; and

**WHEREAS:** the disposal of personal property is governed by section 3-54-2, NMSA 1978 requiring Governing Body approval of property that does not exceed \$2,500.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY  
OF RIO RANCHO:**

That authorization is hereby given to allow the recycling of damaged, and/or obsolete items detailed in Exhibit A, attached hereto.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Greggory D. Hull, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca A. Martinez, City Clerk  
(SEAL)

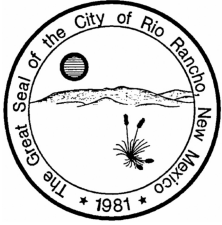
## EXHIBIT A

### Items set for Recycling

Item	Qty	Destruction Method
Miscellanies cutting edged for graders and loaders	60	Recycle
Brake drums	2	Recycle
Starter	1	Recycle
Cutting Blade	1	Recycle
Small Radiator	1	Recycle

\*Pictures attached.





**CITY OF RIO RANCHO  
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**Legislation Item: R9**

**AGENDA DATE:**

February 8, 2024

**DEPARTMENT:**

Financial Services

**SUBJECT:**

R9, Resolution Authorizing a Budget Adjustment to the Community Development Block Grant Fund (375) for Planning and Administration

**BACKGROUND AND ANALYSIS:**

Staff has determined that it is advised for the City to contract for Community Development Block Grant (CDBG) grant administration services. To classify expenditures correctly, a budget adjustment is necessary to move grant funds from the non-exempt salaries to the program activities account.

**IMPACT:**

There is no impact to the General Fund.

**ALTERNATIVES:**

Adopt the Resolution.

Do not adopt the Resolution.

**DEPARTMENT RECOMMENDATION:**

Staff recommends approval of the Resolution.

**ATTACHMENT:** [Resolution](#)



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE COMMUNITY  
DEVELOPMENT BLOCK GRANT FUND (375) FOR PLANNING AND  
ADMINISTRATION**

**WHEREAS:** the City has determined that it is advised to contract for Community Development Block Grant (CDBG) grant administration services; and

**WHEREAS:** a budget adjustment is necessary to correctly classify planning and administration expenditures in the program activities.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY  
OF RIO RANCHO:**

That authorization is given for the following budget adjustment:

**Community Development Block Grant Fund (375)**

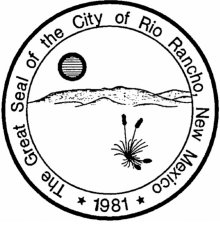
Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
375-0000-445.10-09 Non-Exempt Full-Time	FS2491	\$52,700		\$48,520	\$4,180
375-0000-445.40-40 Program Activities	FS2491	\$25,167	\$48,520		\$73,687
Total Use		\$77,867	\$48,520	\$48,520	\$77,867

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Greggory D. Hull, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca A. Martinez, City Clerk  
(SEAL)



**CITY OF RIO RANCHO  
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**Legislation Item: R10**

**AGENDA DATE:**  
February 8, 2024

**DEPARTMENT:**  
Public Works

**SUBJECT:**  
R10, Resolution Authorizing the Disposal of Obsolete and Non-Working Equipment and Office Furniture

**BACKGROUND AND ANALYSIS:**

The equipment and minor furniture listed in the attachment marked Exhibit A were replaced due to their age deterioration, and lack of available replacement parts. Staff seeks to dispose of these items.

The disposal of property is governed by Section 3-54-2 NMSA, 1978, and there is a requirement for Governing Body approval for property that does not exceed \$2,500.

**IMPACT:**

Approval of the Resolution will enable the City to dispose of the non-repairable/non-operational equipment, and office furniture.

**ALTERNATIVES:**

Approve the Resolution.

Do not approve the Resolution.

**DEPARTMENT RECOMMENDATION:**

Staff recommends approval of the Resolution.

**ATTACHMENT:** [Resolution](#)

**ATTACHMENT:** [Exhibit\\_A\\_Equipment and Furniture list](#)



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**RESOLUTION AUTHORIZING THE DISPOSAL OF OBSOLETE AND  
NON-WORKING EQUIPMENT AND OFFICE FURNITURE**

**WHEREAS:** the Public Works Department has replaced equipment and furniture through upgrades at City facilities; and

**WHEREAS:** due to the age, deterioration, and lack of available replacement parts upgrades were required; and

**WHEREAS:** the disposal of property is governed by Section 3-54-2 NMSA, 1978, and there is a requirement for Governing Body approval for property that does not exceed \$2,500.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY  
OF RIO RANCHO:**

That formal authorization is hereby given to properly dispose of the obsolete and non-functioning equipment and furniture items listed in Exhibit A, attached hereto.

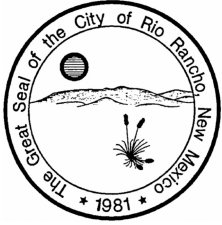
ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Greggory D. Hull, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca A. Martinez, City Clerk  
(SEAL)

Location	Description	Serial or asset#
City Hall	CTYHLL_Mini Split System_632	632
City Hall	CTYHLL_Mini Split System_630	1706X90691
City Hall	CTYHLL_Mini Split System_614	1906X92662
City Hall	CTYHLL_Mini Split System_627	1306X90144
City Hall	CTYHLL_Mini Split System_628	1006X63794
City Hall	CTYHLL_Mini Split System_633	1406X91323
City Hall	CTYHLL_Mini Split System_615	1706X90254
City Hall	CTYHLL_Mini Split System_624	624
City Hall	CTYHLL_Mini Split System_625	625
City Hall	CTYHLL_Mini Split System_626	626
City Hall	CTYHLL_Mini Split System_629	629
City Hall	CTYHLL_Mini Split System_631	631
City Hall	Lobby Information Desk	N/A
Fire Station 1	FRST#1_HVAC Packaged Unit_996	NBFM020338
PD Headquarters	HVAC Unit	8900
PD Headquarters	HVAC Unit	8901
PD Headquarters	HVAC Unit	9145



**CITY OF RIO RANCHO  
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**Legislation Item: R11**

**AGENDA DATE:**  
February 8, 2024

**DEPARTMENT:**  
Public Works

**SUBJECT:**  
R11, Resolution Authorizing a Budget Adjustment to the State Appropriations Capital Fund (315) and Accepting \$375,277.00 for the Grande Boulevard Reconstruction Project.

**BACKGROUND AND ANALYSIS:**

The City of Rio Rancho has been awarded a State Capital Outlay appropriation by the New Mexico Department of Transportation (NMDOT) for \$375,277.00 for the Grande Boulevard Reconstruction Project from 19th Avenue SE to Sara Road.

A funding request (\$575,000) for this project was included in the Governing Body's 2023 Capital Outlay Funding Priority Resolution.

The current Fiscal Year Budget includes \$302,000 for this project that will be paired with State funding.

**IMPACT:**

Accepting the State Capital Outlay appropriation and the Budget Adjustment Resolution will allow the City to proceed with the Grande Boulevard Reconstruction Project.

**ALTERNATIVES:**

Approve the Resolution.

Do not approve the Resolution.

**DEPARTMENT RECOMMENDATION:**

Staff recommends approval of the Resolution.

**ATTACHMENT:** [Resolution](#)

**ATTACHMENT:** [PW2403 Grande Blvd Reconstruction Project Limits Exhibit Map](#)



**CITY OF RIO RANCHO  
RESOLUTION**

**RESOLUTION NO.**

**ENACTMENT NO.**

**RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE STATE  
APPROPRIATIONS CAPITAL FUND (315) FOR THE GRANDE BOULEVARD  
RECONSTRUCTION PROJECT**

**WHEREAS:** the New Mexico Department of Transportation has awarded the City of Rio Rancho a State Capital Outlay appropriation in the amount of \$375,277 (Award No. H3352 Control Number C3233352) for improvements to Grande Boulevard; and

**WHEREAS:** a budget adjustment is necessary to expend the grant funds as proposed.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:**

That authorization is given for the following budget adjustment:

**State Appropriations Capital Fund (315)**

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
315-0000-334.50-00 State Grants Revenue	PW2403	\$7,144,352	\$375,277		\$7,519,629
<b>Total Sources</b>		<b>\$7,144,352</b>	<b>\$375,277</b>		<b>\$7,519,629</b>

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
315-0000-416.70-10 Capital Expenditures/Road Construction	PW2403	\$818,939	\$375,277		\$1,194,216
<b>Total Uses</b>		<b>\$818,939</b>	<b>\$375,277</b>		<b>\$1,194,216</b>

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Greggory D. Hull, Mayor

ATTEST:

\_\_\_\_\_  
Rebecca A. Martinez, City Clerk  
(SEAL)

# PW2403 GRANDE BLVD RECONSTRUCTION PROJECT

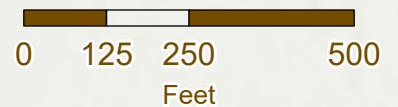


**Grande Blvd  
From 19th Ave to Sara Rd**

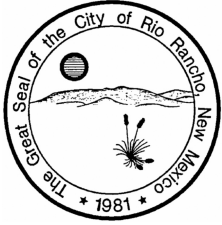


DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Maria Tatum 1/25/2024



Esri Community Maps Contributors, New Mexico State University, City of Rio Rancho, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: D4**

**AGENDA DATE:**

February 8, 2024

**DEPARTMENT:**

Development Services

**SUBJECT:**

D4, Site Plan Approval for a Furniture Store at the Property Legally Described as The Village, Tracts B1-B4

**BACKGROUND AND ANALYSIS:**

The subject property is legally described as The Village, Tracts B1-B4, and consists of approximately 6.25 acres. The subject property is zoned SU: Special Use per Ordinance No. 21, Enactment No. 07-22. This Ordinance designates this area as SU for Commercial/Office District as described in the Cabezon Communities Mater Plan, which governs this area.

The main purpose of this Master Plan is to designate land uses and anticipated zoning categories for those land uses, along with providing design guidelines. It states that the intent is to provide for most uses that are allowed in the City's C-1 and O-1 districts. Among the permissive uses listed in this category are "Stores for the sale of retail goods and products" which matches the proposed use.

**CONFORMANCE WITH THE CITY ZONING ORDINANCE:**

The Rio Rancho Code of Ordinances (R.O. 2003) §154.43 (3) requires "All SU zoned property must have a site plan approved by the Governing Body. The site plan may accompany the application for a change in zoning designation or may be submitted for approval at a later date. Approval of the site plan must be obtained prior to any development of the property." Pursuant to the criteria provided by R.O. 2003 § 154.43 (3)(a) through (3)(j), the site plan, at a minimum, shall contain the following:

- a. Scale and north arrow; criteria is satisfied.
- b. Lot boundaries and easements; A 10 ft Public Utility Easement surrounds the entire property. The applicant has submitted a Summary Plat to combine the four tracts into one tract. Recording of Summary Plat prior to Building Permit issuance is included as a condition of approval; criteria is satisfied.
- c. Existing and proposed utilities; criteria is satisfied.
- d. Existing and proposed rights-of-way; criteria is satisfied.
- e. Proposed structure with uses, dimension, and setbacks; The building height will be 38 feet, in compliance with the Cabezon Communities Mater Plan, which states buildings that are up to 75 feet in height or 5 stories above ground level are permissible. Building setbacks are over 10 ft from all rights-of-way, and the parking areas are a minimum of 15 feet from the rights-of-way, also in compliance with the Cabezon Communities Mater Plan; criteria is satisfied.
- f. Proposed ingress, egress, parking, and circulation; three access points to the site will be provided. One will be off of Rusty Way SE and two will be off of Caramesa Dr. SE. Typically, off-

street parking shall be guided by the regulations set forth in §154.76 (A)(1), which states that retail businesses shall require 1 space per 300 square feet of floor area. The Site Plan shows that the gross square footage of the building is 57,047 square feet, which would require 190 parking spaces per the Ordinance. The applicant has provided a justification letter requesting a parking reduction to 1 parking space per 650 square feet of floor area, thus requiring 88 parking spaces.

The letter states "The higher parking ratio will not be necessary since the square footage of the proposed furniture store will primarily be used for display and storage." The proposed Site Plan shows 107 spaces with 6 being accessible parking spaces, which equals a ratio of approximately 533 square feet per parking space.

Staff finds that the justification is sound for the proposed reduction in parking due to the fact that most of the square footage of the buildings will be devoted to display and storage. Staff also conducted a comparative study and analysis of parking requirements for different cities across the country of different sizes and locations, provided by the American Planning Association. The analysis yielded that the average requirements for a "Furniture Store" use were 651 square ft of floor space per parking space, with some Cities allowing for up to 1,000 ft of floor space per parking space.

According to §154.76 (E)(2)(a), The number of ADA spaces required for parking lots with a total of spaces between 101 and 300 shall be a minimum of 8. The proposed site plan only shows 6 ADA spaces and therefore two more spaces will need to be provided and will be listed as a condition of approval; criteria is satisfied.

g. Landscaping and landscape buffers; Per the attached landscape plan, approximately 46% of the lot is landscaped; landscape area complies with the minimum 10% required. Applicant has provided detailed landscape plan with species type. Enhanced landscaping requirements outlined in the Cabezon Communities Master Plan will be confirmed at Building Permit review as listed in conditions of approval; criteria is satisfied.

h. Elevations; Per the Cabezon Communities Master Plan: "Building materials will be natural rather than synthetic, in warm colors ranging from light to dark tans, terracotta red to deep browns." The applicant has provided a justification letter requesting a deviation from this color scheme to include colors labeled Coventry Gray, Arctic White, Chelsea Gray, Iron Gray, and Tricorn Black. The letter states that for branding purposes the applicant would like to stay uniform with the company's color scheme; Staff finds that the Governing Body may not find that the proposed color scheme meets the architectural criteria of the Cabezon Communities Master Plan. May conform.

i. Adjacent property characteristics; Properties to the west, east, and south are zoned SU: Special Use under the same Ordinance as the subject property. The property to the north is zoned OS: Open Space and is also a drainage easement.

j. Preliminary drainage plan; criteria is satisfied.

**NOTIFICATIONS:**

Adjacent property owners were notified of this hearing by mail. A notice sign was posted on the property on February 1, 2024. A legal notice was published in the January 24, 2024 edition of the Albuquerque Journal for the Governing Body meeting. All legal notification requirements for this project have been met.

**INTERDEPARTMENTAL/INTERAGENCY REVIEW:**

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Comments attached
DSD Engineering	X	Comments attached
Rio Rancho Public Schools	X	No comments provided

Fire and Rescue	X	No comments provided
Police Department	X	No comments provided
SSCAFCA	X	Comments attached
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	Comments attached

**IMPACT:**

The Development Services Department recommends the Governing Body approve the applicant's request for a site plan approval with the following findings of fact and conditions of approval.

**GENERAL FINDINGS:**

1. R.O. 2003 Section 154.43 (3) requires site plan approval by the Governing Body;
2. The applicant has the authority to apply for site plan approval;
3. The applicant and adjacent property owners received due process as proper notice and a full opportunity to present views were given.

**SPECIFIC FINDINGS AND CONDITIONS OF APPROVAL:**

1. The subject property is zoned SU: Special Use District by Ordinance No. 21, Enactment No. 07-22. The SU: Special Use zoning designation requires that a site plan be reviewed and approved by the Governing Body.
2. The site plan conforms to the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.43.
3. Development of the site will conform to all City ordinances, standards, and specifications.
4. The review and subsequent building permit applications will ensure conformance to the approved Site Plan and City ordinances, standards, and specifications.
5. Landscaping and design shall comply with the Cabezon Communities Mater Plan.
6. The signage of the development shall adhere to the Sign Code Ordinance.
7. Per §154.76 (E)(2)(a), 8 ADA spaces will need to be provided.
8. A Summary Plat combing the four tracts into one tract shall be recorded prior to Building Permit issuance.
9. The applicant shall address all of the Site Plan reviewer comments.
10. The Director of the Development Services Department may approve minor changes to this site plan if the changes are consistent with the use and other written requirements and/or conditions of approval, if the buildings are the same general configuration, if the total square footage is not greater than 10% of the approved plan, the site circulation is similar in its effect on adjacent property or streets, and the approving official finds that neither the City nor any person will be substantially aggrieved by the altered site plan.
11. This approval is valid for a period of three years from date of approval, in which time a building permit for the proposed structures must be applied for and issued, remain active, and the authorized construction shall be started and diligently pursued to completion without cessation of 30 days.
12. The parking provided shall be determined on one space per every 650 square feet of building.
13. The exterior color of the building may include additional colors not listed in the master plan such as white, grey and black.

**ALTERNATIVES:**

1. The Governing Body may approve the site plan.
2. The Governing Body may deny the site plan.
3. The Governing Body may modify the site plan request and approve such modifications.
4. The Governing Body may continue the public hearing to request additional information or to

consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Governing Body approve the applicant's request for site plan approval with findings and conditions.

ATTACHMENT: [Zoning, Location](#)

ATTACHMENT: [Authorization](#)

ATTACHMENT: [Site Plan](#)

ATTACHMENT: [Landscape Plan](#)

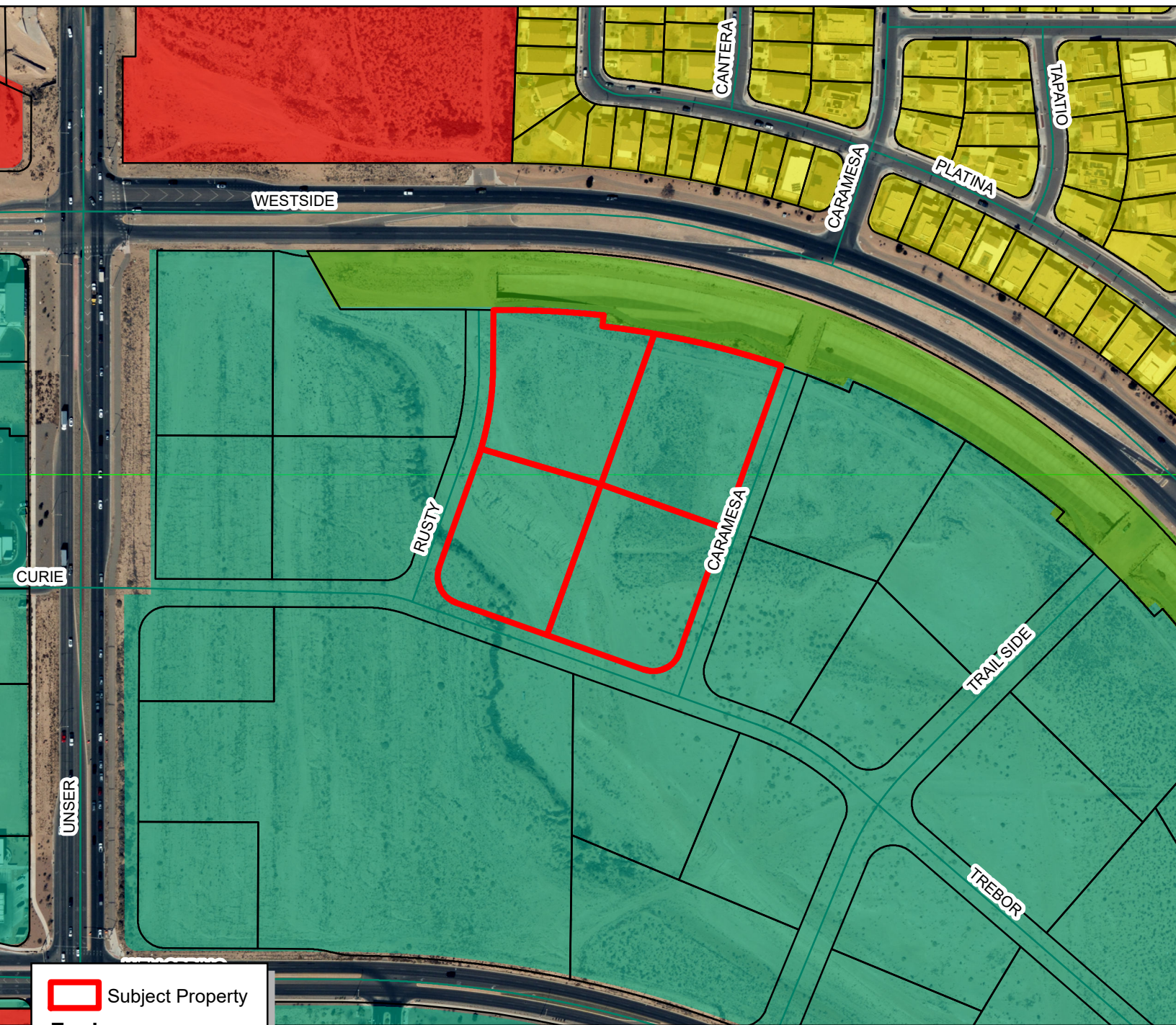
ATTACHMENT: [Elevations](#)


ATTACHMENT: [Parking and Architectural Deviation Request](#)

ATTACHMENT: [Reproduction of Notices](#)





ATTACHMENT: [Staff Comments](#)

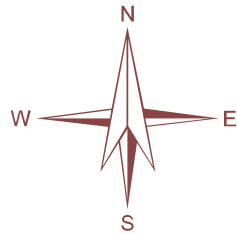
# THE VILLAGE, TRACTS B1-B4



 Subject Property

**Zoning**

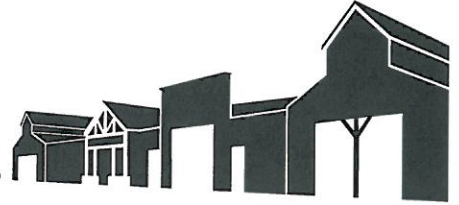
-  C-1
-  OS
-  R-4
-  SU



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**FURNITURE ROW.**  
Real Furniture. Real Value.



To whom it may concern,

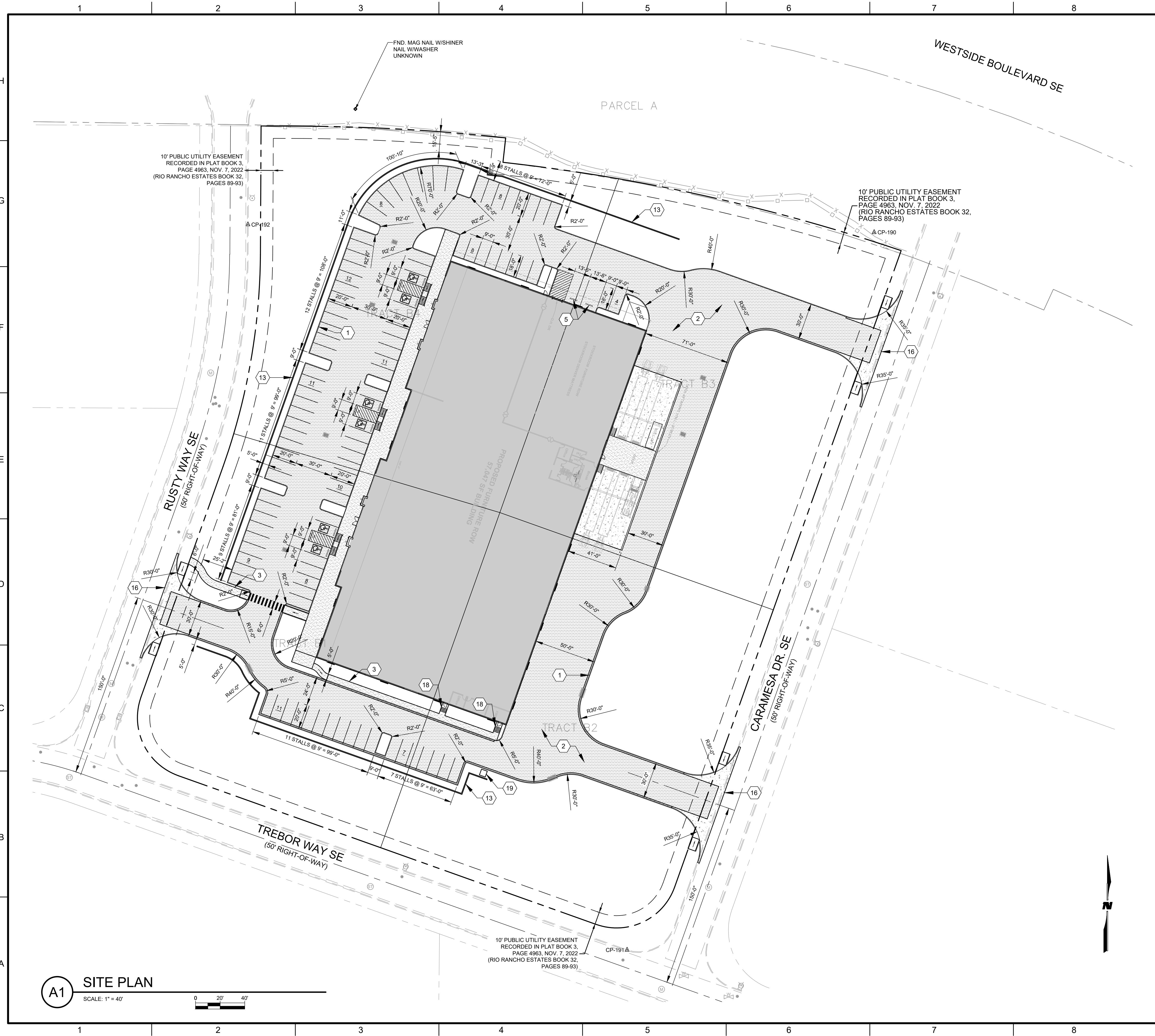
Furniture Row authorizes Wilson & Company (Noah Berke) to act on our behalf with regards obtaining a Special Use Permit in Rio Rancho, NM.

Sincerely,

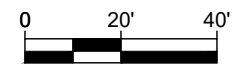
A handwritten signature in black ink, appearing to read 'Brenden Maves', with a long horizontal flourish extending to the right.

Brenden Maves - Real Estate Director  
Furniture Row Companies

1/12/2024 M:\MSD\22-600-588-002\_Disciplines\_SHEETS\2\_Sheets - civil\2260588-SP01.dwg



**A1** SITE PLAN  
SCALE: 1" = 40'



**GENERAL NOTES**

- SEE SHEET C-101 FOR ALL GENERAL NOTES.
- ALL STRIPING TO CONFORM WITH MUTCD LATEST EDITION.
- SIDEWALK AND CURB RAMPS SHALL COMPLY WITH THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). THE CONTRACTOR SHALL CONTACT THE CITY STAFF TO SCHEDULE INSPECTIONS.
- ANY DAMAGE SHALL BE REPAIRED OR REPLACED IN-KIND BY THE CONTRACTOR.

**KEYNOTES**

- CONSTRUCT MEDIAN CURB & GUTTER PER DETAIL A1 SHEET \_\_\_\_
- ASPHALT PAVEMENT SECTION PER DETAIL G7 SHEET C-501.
- CONSTRUCT NEW 4" PCC SIDEWALK PER DETAIL F4 SHEET C-501.
- MATCH EXIST. SIDEWALK. SAWCUT TO NEAREST JOINT.
- PARKING BUMPER.
- EXISTING FIRE HYDRANT TO REMAIN. PROTECT IN PLACE.
- CONSTRUCT ADA RAMP PER DETAIL A3 SHEET \_\_\_\_
- ADA PAVEMENT MARKING PER DETAIL A1 SHEET C-501.
- ADA PARKING SIGN R7-8 PER DETAIL A4 SHEET C-501.
- ADA VAN PARKING SIGN R7-8A PER DETAIL B1 SHEET C-501.
- 4" REFLECTORIZED SOLID YELLOW NO PARKING STRIPE, PAINT COMPLETE IN PLACE.
- SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
- 3-FT HIGH SCREEN WALL.
- RETAINING WALL.
- 2-FOOT CURB CUT.
- 6-FOOT VALLEY GUTTER.
- 2-FOOT VALLEY GUTTER.
- STAIRS.
- TRANSFORMER PAD.
- PARKING LOT ARROW MARKING FOR DIRECTION OF TRAFFIC.
- BIKE RACK. REFER TO ARCHITECTURAL PLANS.
- MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS.
- 6-INCH WIDE RED STRIPE APPLIED TO THE FULL LENGTH OF THE FIRE ACCESS ROAD SHALL BE INSTALLED. "NO PARKING - FIRE LANE" SHALL BE MARKED EVERY 15 FEET ALONG THE LENGTH OF A FIRE LANE WITH BLOCK CAPITAL LETTERS NOT LESS THAN 5 INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/8 INCHES IN WHITE COLOR.

**LEGEND**

- EXISTING ROW BOUNDARY
- CONCRETE
- ASPHALT ROADWAY PAVING
- PROPOSED BUILDING

**WILSON & COMPANY**  
 4401 WASTHEAD ST. NE, SUITE 150  
 ALBUQUERQUE, NM 87109  
 PHONE: 505-348-4000  
 FAX: 505-348-4055  
 www.wilsonco.com

CONSULTANTS

PROJECT NAME: FURNITURE ROW  
 RIO RANCHO, NM

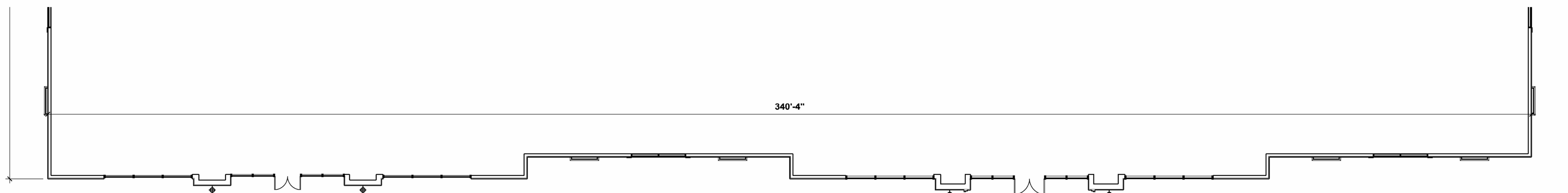
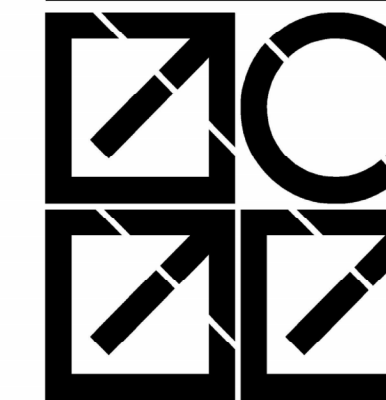
REV.	DATE	DESCRIPTION	BY

PROJECT NO:  
 DESIGNED BY: JEL  
 DRAWN BY: DY  
 CHECKED BY: JEL  
 DATE: JANUARY 2024

SHEET TITLE  
**SITE PLAN**

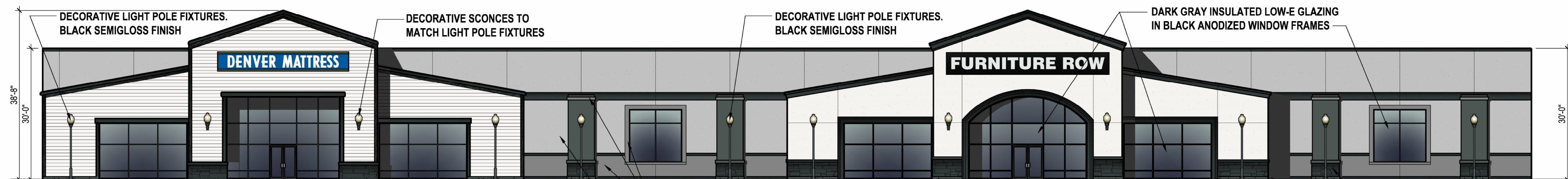
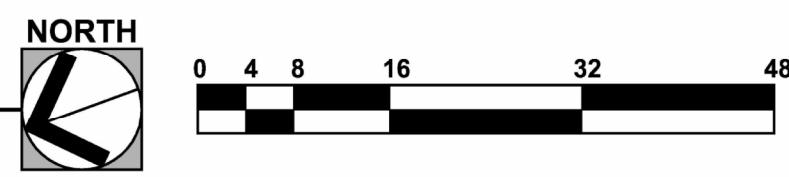
SHEET NO:  
**C-103**





1 PARTIAL FLOOR PLAN

SCALE: 1/16" = 1'-0"



**DENVER MATTRESS ENTRY:**  
 - 8" PRECAST CONCRETE BASE PAINTED BLACK  
 - BLACK SYNTHETIC STONE BASE, ELDORADO STONE "BLACK RIVER"  
 - JAMES HARDIE WOOD GRAIN LAP SIDING WITH 7" EXPOSURE - COLOR "ARCTIC WHITE"  
 - METAL MOLDINGS & TRIMS PAINTED TRICORN BLACK

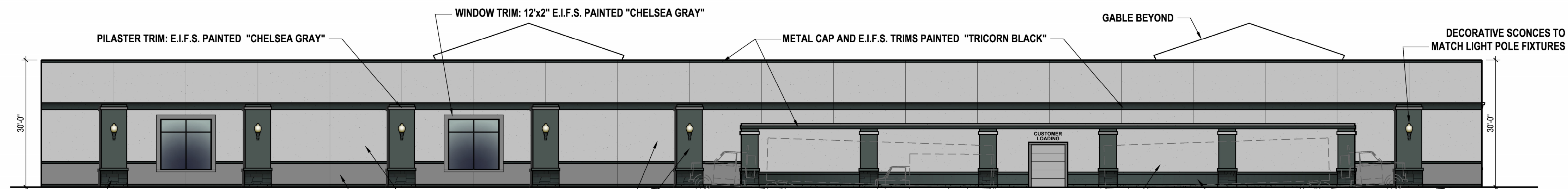
TRIM: E.I.F.S. PAINTED "CHELSEA GRAY"  
 BODY: E.I.F.S. PAINTED "COVENTRY GRAY"

**FURNITURE ROW ENTRY:**  
 - 8" PRECAST CONCRETE BASE PAINTED BLACK  
 - BLACK SYNTHETIC STONE BASE, ELDORADO STONE "BLACK RIVER"  
 - E.I.F.S. PAINTED TO MATCH HARDIE COLOR "ARCTIC WHITE".  
 - E.I.F.S. MOLDINGS & TRIMS PAINTED TRICORN BLACK

BLACK SYNTHETIC STONE BASE, ELDORADO STONE "BLACK RIVER"

2 WEST ELEVATION - PROPOSED

SCALE: 1/16" = 1'-0"



PILASTER TRIM: E.I.F.S. PAINTED "CHELSEA GRAY"  
 PILASTER BASE: 8" HIGH BLACK PAINTED PRECAST CONCRETE, BLACK SYNTHETIC STONE, 8" HIGH EIFS TRIM PAINTED "IRON GRAY"

WINDOW TRIM: 12"x2" E.I.F.S. PAINTED "CHELSEA GRAY"  
 BODY: E.I.F.S. PAINTED "COVENTRY GRAY"  
 PILASTER: E.I.F.S. PAINTED "IRON GRAY"  
 BASE: E.I.F.S. PAINTED "CHELSEA GRAY"

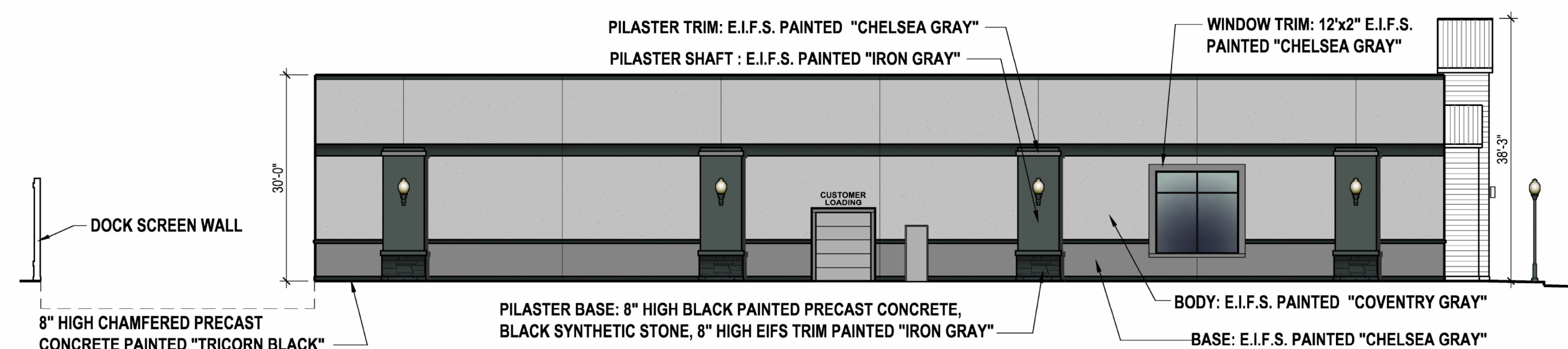
METAL CAP AND E.I.F.S. TRIMS PAINTED "TRICORN BLACK"  
 DOCK SCREEN WALL TO EXTEND TO 15'-0" ABOVE DOCK WELL (11'-0" ABOVE INTERIOR FLOOR SLAB)

GABLE BEYOND

DECORATIVE SCONCES TO MATCH LIGHT POLE FIXTURES

3 EAST ELEVATION - PROPOSED

SCALE: 1/16" = 1'-0"



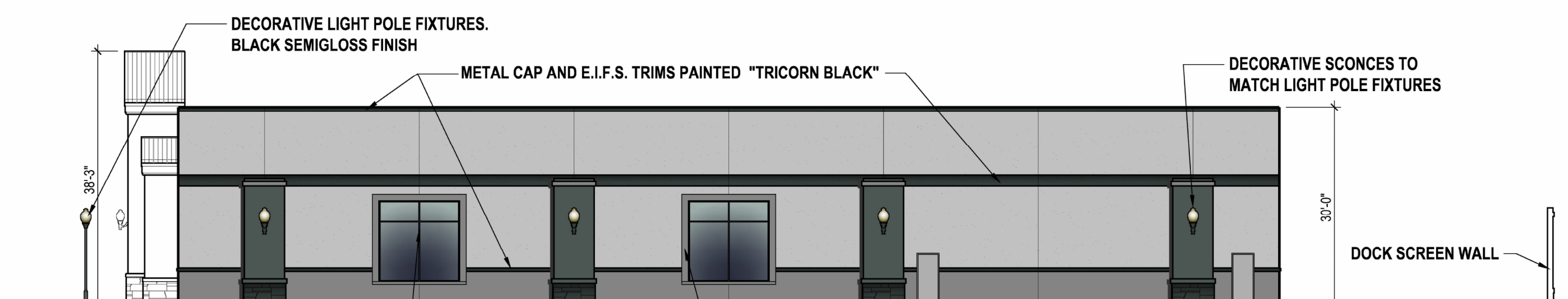
8" HIGH CHAMFERED PRECAST CONCRETE PAINTED "TRICORN BLACK"

PILASTER TRIM: E.I.F.S. PAINTED "CHELSEA GRAY"  
 PILASTER SHAFT: E.I.F.S. PAINTED "IRON GRAY"  
 PILASTER BASE: 8" HIGH BLACK PAINTED PRECAST CONCRETE, BLACK SYNTHETIC STONE, 8" HIGH EIFS TRIM PAINTED "IRON GRAY"

WINDOW TRIM: 12"x2" E.I.F.S. PAINTED "CHELSEA GRAY"  
 BODY: E.I.F.S. PAINTED "COVENTRY GRAY"  
 BASE: E.I.F.S. PAINTED "CHELSEA GRAY"

4 NORTH ELEVATION - PROPOSED

SCALE: 1/16" = 1'-0"



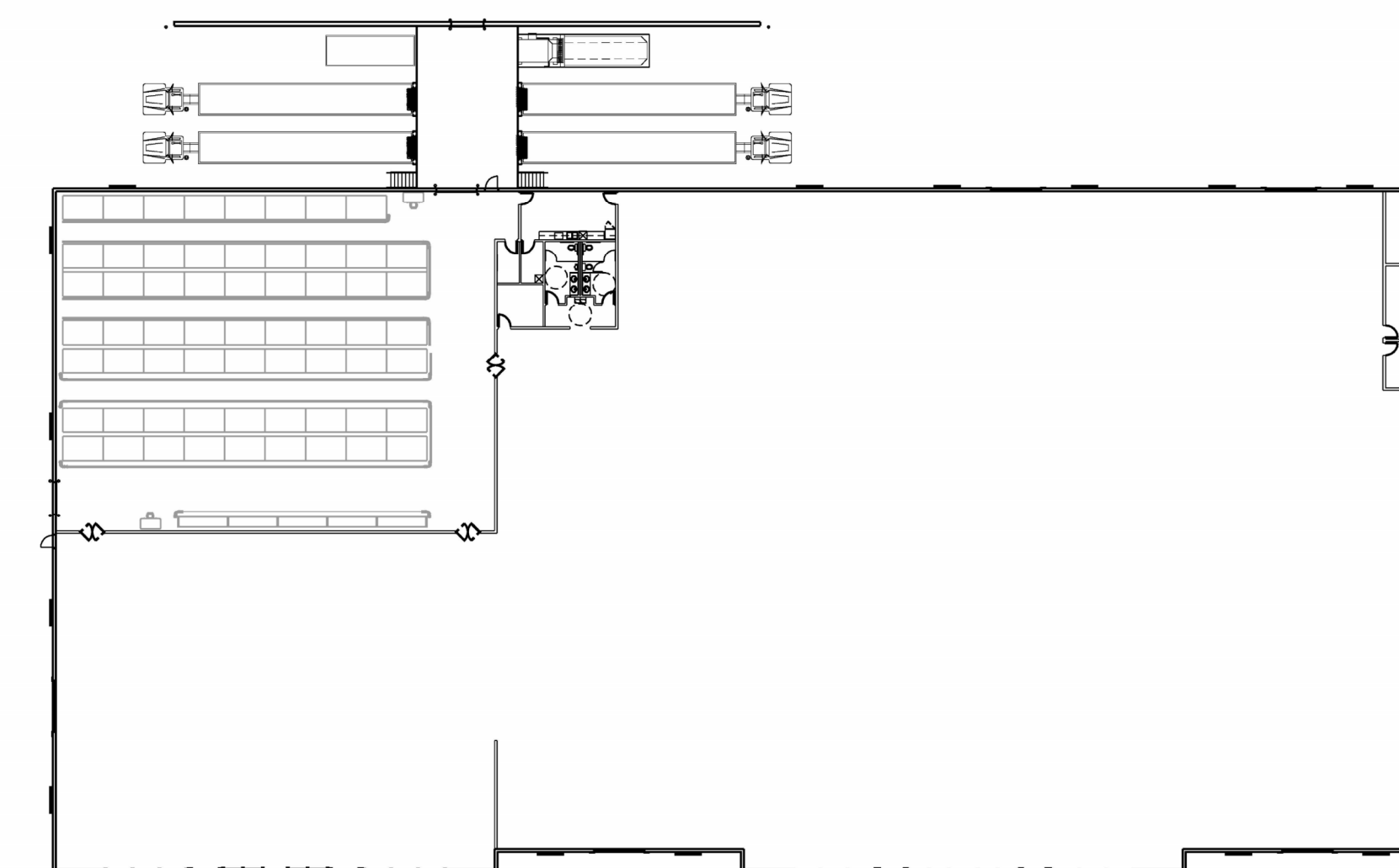
DECORATIVE LIGHT POLE FIXTURES, BLACK SEMIGLOSS FINISH

METAL CAP AND E.I.F.S. TRIMS PAINTED "TRICORN BLACK"  
 WINDOW TRIM: 12"x2" E.I.F.S. PAINTED "CHELSEA GRAY"

DECORATIVE SCONCES TO MATCH LIGHT POLE FIXTURES

5 SOUTH ELEVATION - PROPOSED

SCALE: 1/16" = 1'-0"



OVERALL FLOOR PLAN

SCALE: 1" = 40'-0"

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FURNITURE ROW

XXXX RUSTY WAY SOUTHEAST  
 RIO RANCHO, NEW MEXICO 87124

DATE	DESC.
10/04/2022	SITE STUDY
12/08/2022	SITE / ELEVLS
09/26/2023	FLOOR / ELEV
10/10/2023	REVIEW
10/19/2023	SITE STUDY
10/31/2023	REVIEW
11/02/2023	FINISHES
11/27/2023	ELEVATION REV.

Customer: PRECISION CONTRACTORS LLC  
Store CCN: 701648 PARKER, CO  
Date Prepared: 01/03/2024 Control Number: 0138416-001

Job: FURNITURE ROW

Project Info:

Schedule:

Room/Use: EXT

Color: HC-169 COVENTRY GRAY  
Product: A-100 E SATIN A82W00151

Customer: PRECISION CONTRACTORS LLC  
Store CCH: 701648 PARKER. CO  
Date Prepared: 01/03/2024 Control Number: 013S416-002

Job: FURNITURE ROW  
Project Info:  
Schedule:  
Room/Use: EXT

Color: JH10-20 ARCTIC WHITE  
Product: A-100 E SATIN A82W00151

Customer: PRECISION CONTRACTORS LLC  
Store SKN: 701648 PARKER, CO  
Date Prepared: 01/03/2024 Control Number: 0138415-003

Job: FURNITURE ROW

Project Info:

Schedule:

Room/Use: EXT

Color: HC-168 CHELSEA GRAY

Product: A-100 E SATIN A82W00153

Customer: PRECISION CONTRACTORS LLC  
Store CON: 701648 PARKER, CO  
Date Prepared: 01/03/2024 Control Number: 0138416-004

Job: FURNITURE ROW

Project Info:

Schedule:

Room/Use: EXT

Color: JH90-30 IRON GRAY

Product: A-100 E SATIN A82T00154

Customer: PRECISION CONTRACTORS LLC  
Store IDN: 701648 PARKER, CO  
Date Prepared: 01/03/2024 Control Number: 0138416-005

Job: FURNITURE ROW

Project Info:

Schedule:

Room/Use: EXT

Color: SW 6258 TRICORN BLACK  
Product: A-100 E SATIN A82T00154

January 12, 2024

City of Rio Rancho  
Planning Division  
3200 Civic Center NE, Suite 130  
Rio Rancho, NM 87144

Re: Furniture Row Site Plan

Wilson & Company, Inc. Agent for Precision Contractors, LLC. requests approval for a Site Plan for lots legally described as Tract B1, Tract B2, Tract B3, and Tract B4 City of Rio Rancho located on Trebor Way SE and Westside Blvd SE, between Rusty Way SE and Caramesa Dr. SE. The Site is approximately 6.35 acres (combined). Precision Contractor have also submitted a summary plat which would consolidate the said Tracts into a single parcel.

The subject site is currently zoned SU (Special Use Zone District) and lies within the Rio Rancho Village Tax Increment Development District (TIDD) special district. The purpose of the TIDD special district is to create a mechanism for providing gross receipts tax financing and property tax financing for system level public infrastructure to support economic development and job creation. Per Rio Rancho Municipal Code Section 154.43 SU: Special Use District (A)(3) All SU zoned property must have a site plan approved by the Governing Body. Approval of the site plan must be obtained prior to any development of the property.

On behalf of Precision Contractors, LLC. Wilson & Company, Inc. would like to request a reduction in parking to better accommodate and efficiently maximize the use of the site. Currently the City of Rio Rancho Municipal Code requires 1 parking space per 300 square feet of floor area for retail use. The request is for this be reduced to 1 parking space per 650 square feet of floor area. As the proposed development is for use as a furniture store, most of the floor area will be occupied by display furniture and inventory storage. The higher parking ratio will not be necessary since the square footage of the proposed furniture store will primarily be used for display and storage. In addition, it is requested that the color scheme to remain as proposed. The proposed color scheme is as follows: Coventry Gray, Arctic White, Chelsea Gray, Iron Gray, and Tricorn Black (see attached). A change of the proposed exterior to warm colors ranging from light to dark tans, terracotta red to deep browns was strongly suggested by staff. However, for branding purposes the applicant would like to stay uniform with the company's color scheme.

Sincerely,

*Noah Berke*

Noah Berke  
Wilson & Company, Inc. Planning Practice Lead  
505-348-4187



# The City of Rio Rancho

Development Services  
Planning Division

3200 Civic Center Circle NE  
Rio Rancho, NM 87144  
Phone (505) 891-5005 • Fax (505) 896-8994

January 19, 2024

RE: Site Plan, Case No. 24-160-00001  
The Village, Tracts B1-B4

Dear Property Owner:

You are receiving this certified notice because your property abuts a site where a land development decision is required by the Governing Body.

The applicant, Precision Contractors LLC, through their agent, Wilson & Company, Inc, is requesting approval of a Site Plan for a furniture store at the property, legally described as The Village, Tracts B1-B4.

The **Governing Body** will consider the request and have the final approval on **Thursday, February 8, 2024** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below**.

On the back of this letter is a location map of the project, with the subject property identified with a red outline.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Governing Body. This Governing Body meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website [www.rnm.gov](http://www.rnm.gov) or on Sparklight cable channel 56.

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For the **Governing Body meeting**, to participate virtually: Join via computer:  
<https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGV0czF4MDN0UT09>  
**Meeting ID: 853 0235 3741 Passcode: 789419** Join via phone: 1-346-248-7799 US

Please contact me via e-mail me at [mcostilla@rnm.gov](mailto:mcostilla@rnm.gov) or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, [www.rnm.gov](http://www.rnm.gov), the Friday before the hearing.

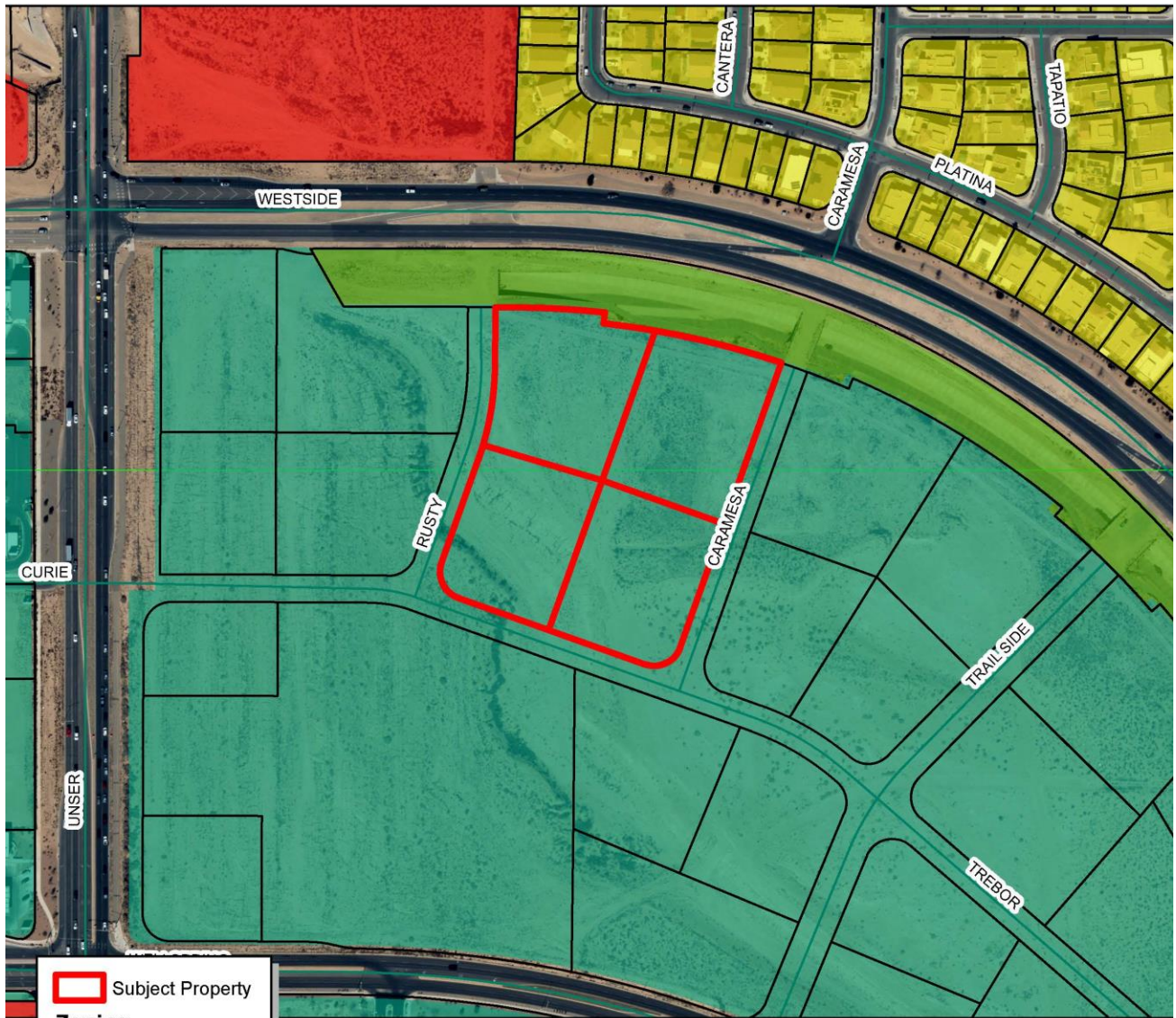
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

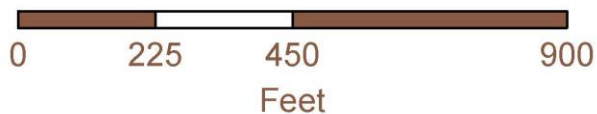
Michelle Costilla  
Municipal Planner II  
Development Services Department  
City of Rio Rancho

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## THE VILLAGE, TRACTS BI-B4



	Subject Property
<b>Zoning</b>	
	C-1
	OS
	R-4
	SU



ALBUQUERQUE PUBLISHING COMPANY

7777 Jefferson St. NE, Albuquerque, NM 87109

**Account Number**

1010956

**Ad Order Number**

0001585245

**Ad Proof/Order Confirmation**

CITY OF RIO RANCHO  
ATTN: ACCOUNTS PAYABLE  
3200 CIVIC CENTER CIR NE  
RIO RANCHO, NM 871444501 USA

**Ordered By** Sharon Bitah

**Customer Phone** 5058915005

**Joint Ad #**

**Customer Email** sbitah@rrnm.gov

**PO Number** 240051

**Ad Cost** \$59.88

**Sales Rep** dmontoya

**Tax Amount** \$4.57

**Order Taker** dmontoya

**Total Amount** \$64.45

**Amount Paid** \$0.00

**Amount Due** \$64.45

To pay by Credit Card or ACH: Click on the link below or enter online through your browser.

<https://securepayment.link/abqjournal/>

**Affidavits** 0

**Pick Up #**

**Product** Albuquerque Journal

**Placement** 0Legal Notices

**Ad Number** 0001585245-01

**Classification** 0Government

**Ad Type** 0 Legal Liner

**Sort Text** CITYOFRIORANCHOPUBLICHEARING

**Ad Size** 1 X 66 li

NOTICETHEGOVERNINGBODYOFTH

ECITYOFRIORANCHOWILLCONSIDER

RTHEFOLLOWINGMATTERATITSREG

ULARLYSCHEDULEDMEETINGAT

**Color**

**Run Date**

01/24/2024

01/24/2024

01/24/2024

**WYSIWYG Content**



CITY OF RIO RANCHO  
PUBLIC HEARING NOTICE

The Governing Body of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Thursday, February 8, 2024.

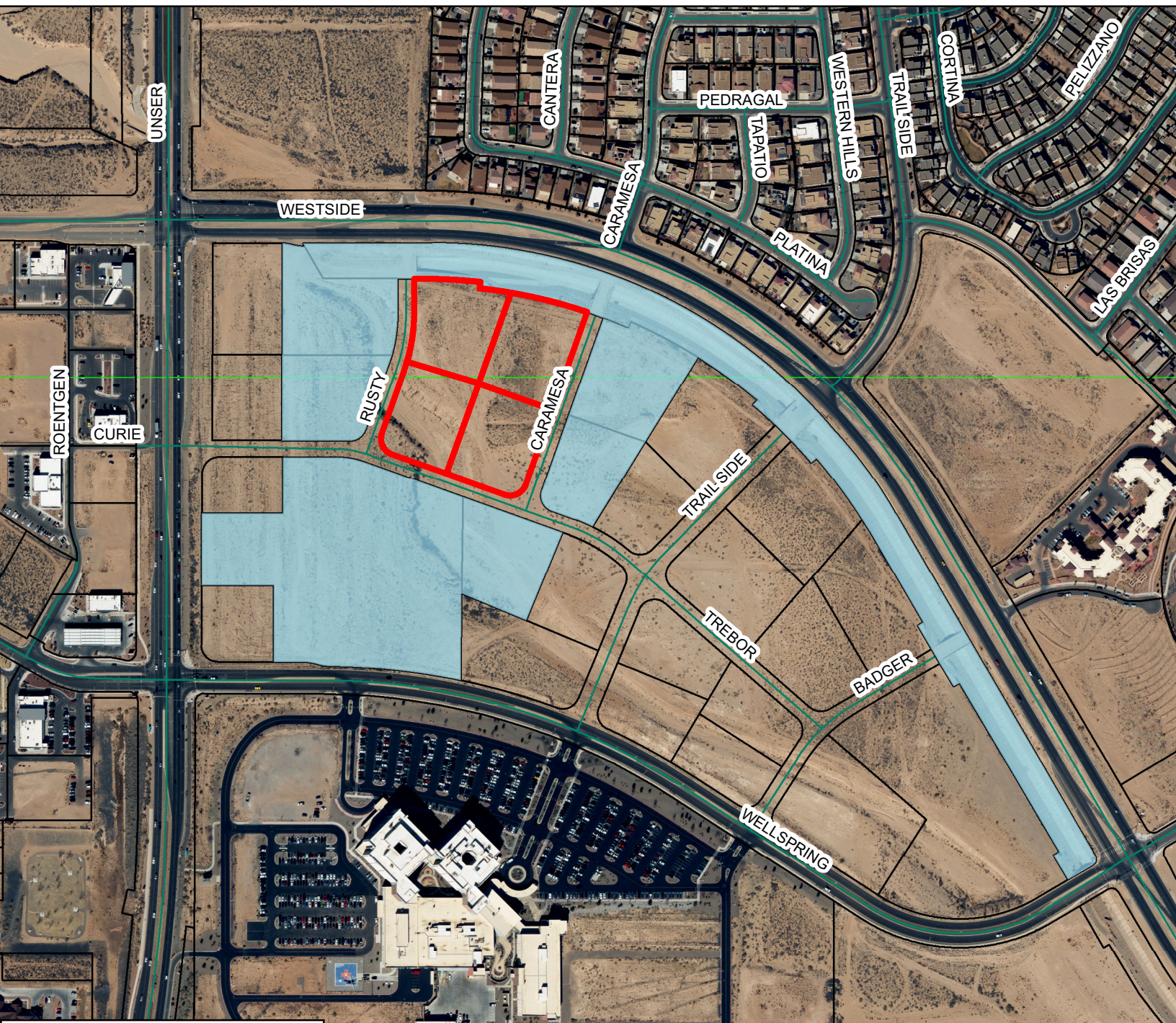
Site Plan  
Case #24-160-00001  
The applicant, Precision Contractors LLC, through their agent, Wilson & Company, Inc, is requesting approval of a Site Plan for a furniture store, at the property legally described as The Village, Tracts B1-B4.



The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at [www.rnm.gov](http://www.rnm.gov). Materials related to this item is available for viewing in the Development Services Department at City Hall.

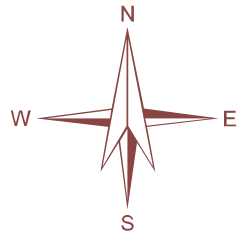
If you would like to comment on this application, you are encouraged to submit a written comment to [planning@rnm.gov](mailto:planning@rnm.gov). Written comments will be inserted into the public record.

Journal: January 24, 2024

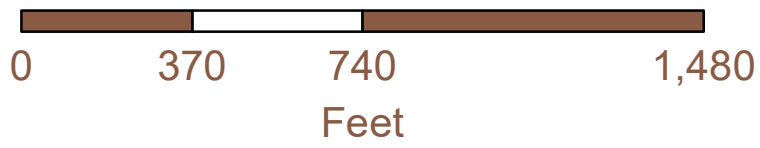
# THE VILLAGE, TRACTS B1-B4



-  Subject Property
-  Adjacent Property Owners



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.





## City of Rio Rancho

### Development Services

3200 Civic Center Circle NE - Ste 130  
Rio Rancho, NM 87144  
(505) 891-5005 Fax: (505) 896-8994

January 30, 2024

**TO: Wilson & Company, Inc.**  
**4401 Masthead St NE, Ste 150**  
**Albuquerque, NM 87109**

**RE: Site Plan (24-160-00001)**

The following are the comments and feedback received in regards to the Furniture Row Site Plan.

#### **Planning & Zoning Division:**

1. Per §154.76 (E)(2)(a), The number of ADA spaces required for parking lots with a total of spaces between 101 and 300 shall be a minimum of 8. The purposed site plan only shows 6 ADA spaces and therefore two more spaces will need to be provided and will be listed as a condition of approval.
2. Per Cabezon Communities Master Plan, Bicycle storage racks that are conveniently located near building entrances shall be provided. Show location on site plan, bike rack is referenced in keynotes but not shown on the plan. No less than 2 spaces are required.
3. Landscaping
  - a. Provide each landscape bed square footage in landscape plans.
  - b. Lot area is incorrect. Combined lots total to approx. 6.25 acres or 272,250 square feet.
  - c. Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. living, vegetative materials shall cover a minimum of 75 percent of the landscaped areas. The area and percentage are calculated based on the mature canopy size of all plant materials. Please demonstrate compliance.
  - d. Minimum tree sizes at time of installation shall be 3-inch caliper.
4. The location of light fixtures shall be identified on the site plan. The maximum mounting height of luminaries for parking lot lights shall be a maximum of 30 feet in height.
5. A Summary Plat combing the four tracts into one tract shall be recorded prior to Building Permit issuance.

#### **Engineering:**

1. The Village subdivision is still under construction stage, Competition of development may affect certificate of occupation.
2. Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.3. Compliance with specific area plan and overlay zone ordinance is required. Please Reference any approved Village Documents
3. A Water / Waste Water Availability statement from the Utility Division is required. Contact Robert Lujan (891-5061) or Steve Gallegos (896-8715) for additional information. Waterline easements or adjustment may be required for public waterlines.
4. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY. Compliance with master drainage plan prepared for the site. The BMPs and structural treatment control BMPs must

include an evaluation by the applicant of the GI/LID practices and a determination and inclusion of the viable BMPs that will be implemented. Please Reference any approved Village Documents

5. Civil Engineering drawings are required for development of public and private infrastructure.
  - a. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan.
  - b. Contractors must be licensed and bonded to work in the City of Rio Rancho.
6. Form Center • Rio Rancho • CivicEngage (rrnm.gov) is the link to request as-builts from
7. GIS to review existing construction.

**SSCAFCA:**

1. See markups on construction plans p11 (C110).

**Parks and Recreation:**

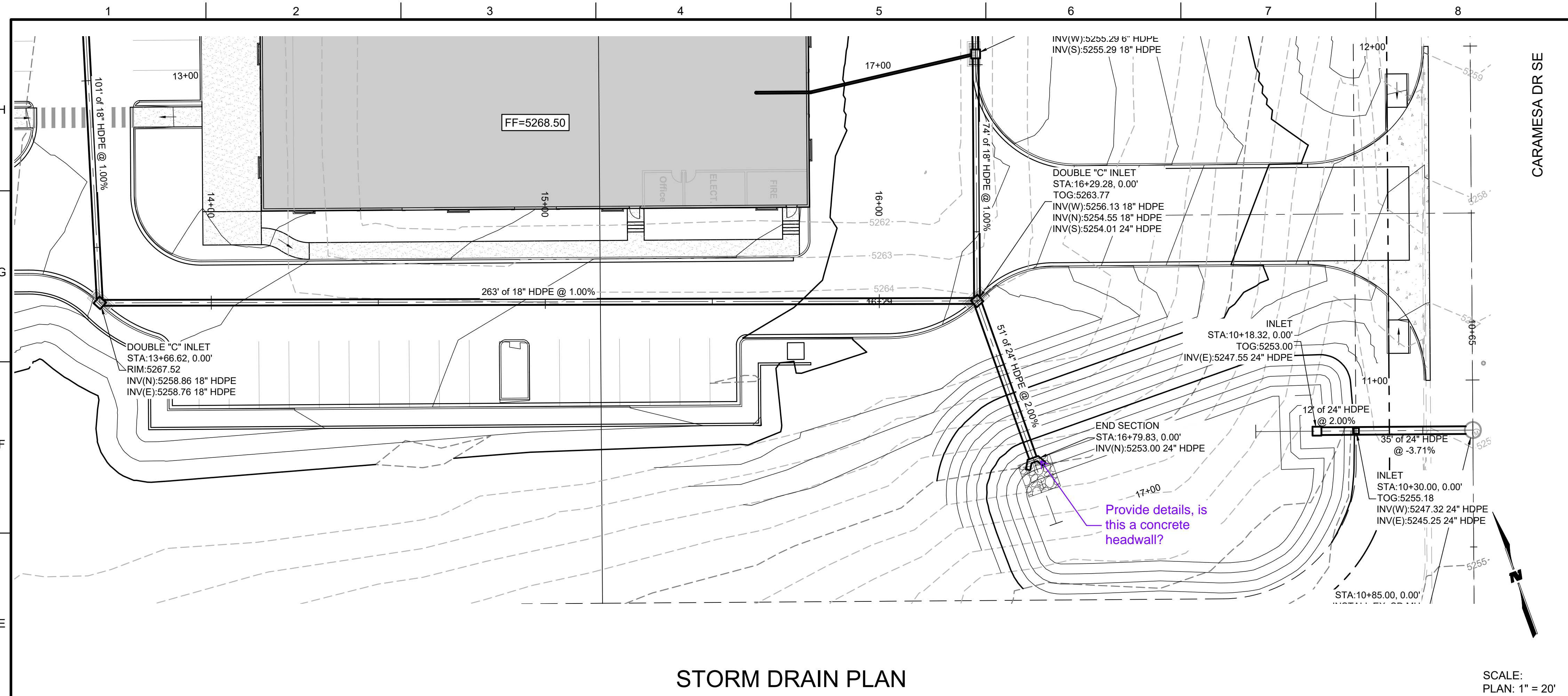
1. For handicap parking signage: Please reference the Parking Lot Checklist provided by the NM Governor's Commission on Disability for parking space and sign requirements found at: <http://gcd.state.nm.us/wp-content/uploads/2018/11/2015-NM-Accessible-Parking-FINAL2.pdf>. Page 7 of this checklist also clearly shows the type and color/s of handicap parking signs (New Mexico specific) to be installed, as well as the language required per State Statute.

If you have any additional questions or concerns please feel free to contact me at any time.

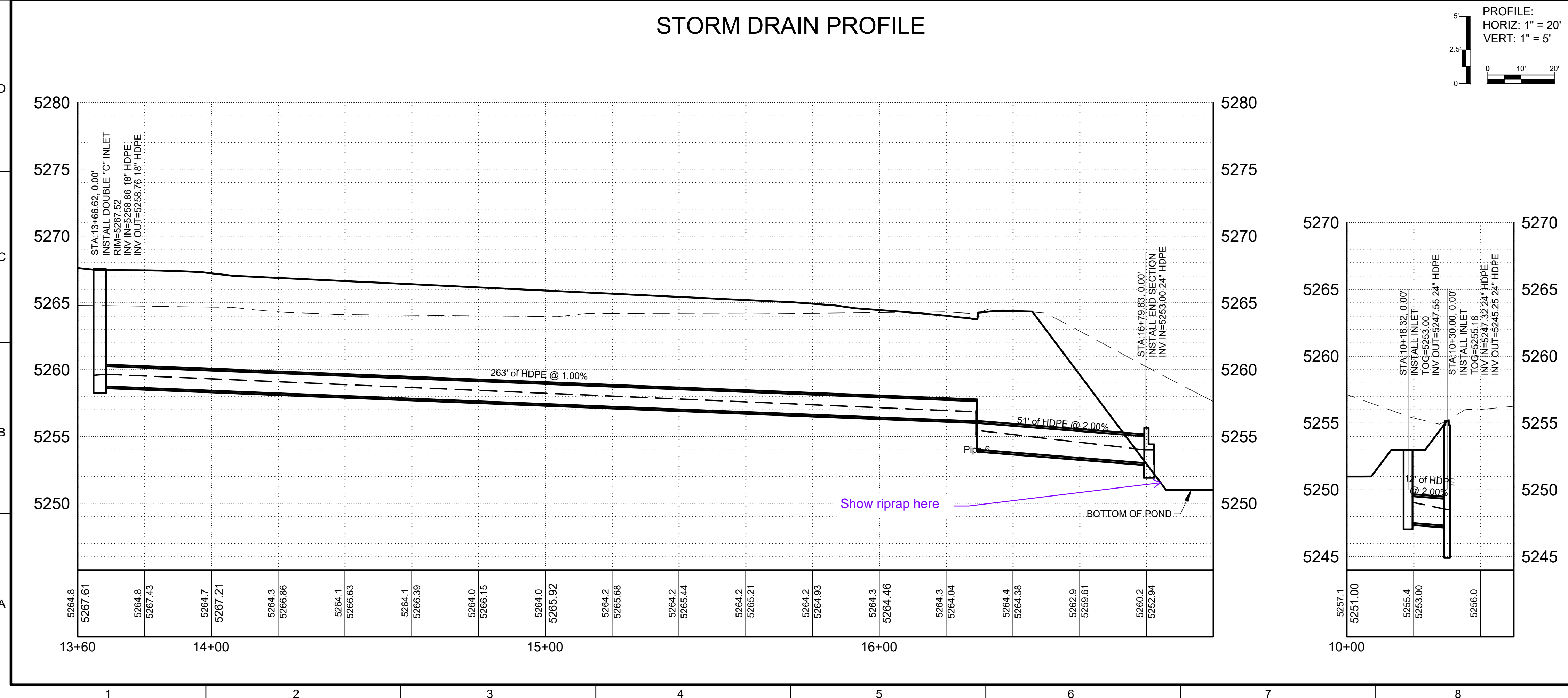
Respectfully,



Michelle Costilla  
Municipal Planner II  
Development Services Department  
City of Rio Rancho  
(505) 896-8362 [mcostilla@rrnm.gov](mailto:mcostilla@rrnm.gov)



STORM DRAIN PLAN  
STORM DRAIN PROFILE



- GENERAL NOTES**
- SEE SHEET C-101 FOR ALL GENERAL NOTES.
  - SIDEWALK AND CURB RAMPS SHALL COMPLY WITH THE CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). THE CONTRACTOR SHALL CONTACT THE CITY STAFF TO SCHEDULE INSPECTIONS.
  - ANY DAMAGE SHALL BE REPAIRED OR REPLACED IN-KIND BY THE CONTRACTOR.

**WILSON & COMPANY**  
 4401 WASTHEAD ST., NE, SUITE 150  
 ALBUQUERQUE, NM 87109  
 PHONE: 505-348-4000  
 FAX: 505-348-4055  
 www.wilsonco.com

CONSULTANTS

PROJECT NAME  
**FURNITURE ROW  
 RIO RANCHO, NM**

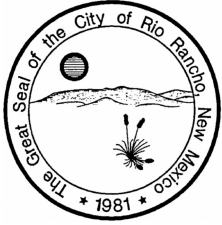
REV.	DATE	DESCRIPTION	BY

PROJECT NO:  
 DESIGNED BY: JEL  
 DRAWN BY: DY  
 CHECKED BY: JEL  
 DATE: JANUARY 2024  
 SHEET TITLE  
**STORM DRAIN PLAN  
 & PROFILE**

SHEET NO:  
**C-110**

**LEGEND**

- EXISTING ROW BOUNDARY
- PROPOSED MAJOR CONTOUR
- - - PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - APPROXIMATE LIMITS OF GRADING
- [Concrete Pattern] CONCRETE
- [Asphalt Pattern] ASPHALT PAVING
- [Grey Fill] PROPOSED BUILDING



## CITY OF RIO RANCHO COVER PAGE

**Legislation Item: D5**

**AGENDA DATE:**  
February 8, 2024

**DEPARTMENT:**  
Public Works

**SUBJECT:**  
D5, Amendment to Contract for Design Services for Idalia Road to WHPacific, Inc.

**BACKGROUND AND ANALYSIS:**

Idalia Road between Northern Boulevard and Iris Road is classified as a two-lane minor arterial roadway.

A preliminary design contract/corridor study related to reconstructing and widening this section of Idalia Road was previously awarded to WHPacific Inc. The design has been completed to a 30% level for the corridor.

A contract amendment with WHPacific has been developed and is recommended utilizing a variety of different funding sources. The amendment will allow for the advancement to final design of the first two phases of the project. Phase 1 is the intersection of Idalia Road and Broadmoor Boulevard and Phase 2 is the intersection of Idalia Road and Loma Colorado Boulevard. The entire project scope consists of five phases.

The NMDOT has provided concurrence to process the amendment and the Cooperative Agreement has been amended to include State Capital Outlay funding.

The duration of final design is anticipated to be 12 months. The completed design for the two phases will define right-of-way acquisition maps, environmental clearance, and estimated construction costs. In the future, a funding source for right-of-way acquisition and construction will need to be determined.

The total cost for final design services of the two phases is \$1,904,715.05 (\$1,769,770.07 and \$134,944.98 in NMGRT). The project is funded by Federal Grants (\$454,294.35), State Capital Outlay (\$818,940.53) related to the intersection of Idalia Road and Loma Colorado Boulevard, City Road Impact Fees (\$77,417.20), City Infrastructure Fund (\$415,573.03), City Capital Improvement Fund Water Operations (\$72,441.68), and City Capital Improvement Fund Wastewater Operations (\$66,048.26) for a total of \$1,904,715.05.

The project is listed in the City's Infrastructure and Capital Improvement Plan (ICIP).

**IMPACT:**  
Execution of the amendment will allow the City to complete a final design of two phases of the Idalia Road reconstruction and widening project, right-of-way acquisition maps, and environmental

clearances in accordance with the previously approved NMDOT Cooperative Project Agreement.

ALTERNATIVES:

Approve the contract amendment.

Do not approve the contract amendment.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the contract amendment to WHPacific, Inc.

ATTACHMENT: [Draft Contract Amendment](#)

ATTACHMENT: [Idalia Rd Phasing Map.pdf](#)

ATTACHMENT: [Amendment Signature Sheet](#)

## Idalia Rd. Widening Project Phase II

### Amendment No. 2

### Scope of Work Statement

#### Project Description:

The full corridor length (3.75 mi.) is currently under contract (21-PW-139) and was designed to a 30% Preliminary Plan Set level with Amendment No. 1. The Pre-Final (60%), and Final Design (90% and Pre-PSE) for the first two Priority Projects identified in the Phase I-A/B Study will be designed with Amendment 2 tasks and described in this Scope of Work Statement.

**Priority Project 1** will extend from the Idalia Rd./Northern Blvd. intersection past the Broadmoor Blvd. intersection and is 0.45 miles in length. The road will also be widened from the Northern Blvd./Broadmoor Blvd. intersection north to the Broadmoor Blvd./Inca Rd. intersection. The intersection improvements selected in the study will be designed as a dual-lane roundabout with new asphalt pavement, curb and gutter, sidewalks, lighting, drainage system, and signing and striping. Water lines and sanitary sewer line improvements will also be made within this project section. Descriptions for specific tasks are discussed below from *Task A to Task E, Task K, and Task M*.

**Priority Project 2** will begin at the west side of Idalia Rd./Loma Colorado Blvd. intersection and terminate east of the intersection and the Lomas Negras Arroyo and will be approximately 0.47 miles in length. The road will also be widened south of the intersection by the Rio Rancho Middle School and will terminate north of the intersection at the Inca Rd. intersection. The intersection improvements at the intersection will be designed as a dual-lane roundabout with new asphalt pavement, curb and gutter, sidewalks, lighting, drainage system, and signing and striping. Water lines and sanitary sewer line improvements will also be made within this project section. Descriptions for specific tasks are discussed below from *Task F to Task J, Task L, and Task N*.

#### Scope of Work

##### Priority Project 1 Tasks

##### *Task A Pre-Final Design (60%) – Priority Project 1*

##### Task A1 – Pre-Final Roadway Design

The project team will advance Priority Project 1 from Preliminary Design to the 60% Pre-Final Design level for the Priority Project 1 limits only.

- Roadway and intersection design for the roundabout will be developed from the study phase and refined to a design level and will be transitioned back to the existing 2-lane roadway configuration.
- The horizontal and vertical alignments will be updated to accommodate the intersection needs and requirements by the existing utilities nearby. The curb geometry and turning lanes will be updated to correspond to the design speed.

- The vertical alignment and 3-D modeling will be updated from the 30% design to reduce or eliminate retaining walls and Construction Maintenance Easements.
- The project team will also design the intersection and approach lighting at the intersection and along the corridor where the corridor will be constructed to the full build configuration.
- Signing and striping will be designed at the roundabout in accordance with MUTCD and city standards. Plans will be developed to encompass the priority project limits and transition back to existing striping widths.
- Traffic Control layout and plan sheets will be developed by the design team. A sequence of construction, typical sections, detour details, and general phasing will be produced for the plans. Preliminary quantities and tables will be produced for cost estimating.
- The project team will design the retaining walls included in this task. A plan view layout will be produced with location, lengths, and heights. If required, retaining walls will be further developed from the Preliminary design plans to keep tie slopes within the existing right-of-way.
- Dekker/Perich/Sabatini will produce landscaping plans for the roundabout and medians at the intersections. The design will be consistent with the previous construction project to maintain consistent aesthetics throughout.
- The plans will be updated from the Preliminary Design Plans and revised to address comments from the City and the NMDOT.
- Quantities will be updated from the 30% design and the engineer's estimate will be calculated based on current construction cost trends.

#### Task A2 – Pre-Final Lighting Design

- Lighting will be designed to meet city standards at the roundabout and approaches. Conduit and light pull boxes will be placed for future lighting placement at the connections to the existing roadway limits for future connections.

#### Task A3 – Pre-Final Drainage Design

- A storm drain trunkline will be designed to accommodate the design storm that includes onsite and offsite flows. Drainage inlets will be placed upstream of the intersection and connected to the storm drain trunkline, which will outfall into the downstream storm drain system on Northern Blvd.

#### Task A4 – Subsurface Utility Investigations

- Utility Coordination will be continued with the utility owners for the 60% plan deliverable and a 60% plan set will be delivered to the utility owner for review.
- One meeting with the utility owners and one meeting with NM Gas will be held to discuss any relocation plans and design of the roadway to meet depth requirements during this phase. Meeting notes will be provided for these coordination meetings. Due to funding, the subsurface utility engineer will follow NMDOT requirements for utility coordination with owners.
- Collier's Engineering will perform SUE Level A Potholing at the intersection at potential conflict points with the storm drain line and existing utilities. The high-pressure gas line will also be potholed at the north side of the intersection for relative elevations to the existing roadway. A total of 12 potholes are proposed at the intersection.

#### Task A5 – Geotechnical Testing

- NV5 will perform bore hole testing at the intersection for soils characteristics for the retaining wall design. An amendment to the original geotechnical report will be produced with this task.

- NV5 will perform soil sampling for the access road near the landfill. This will determine if the project will encounter hazardous materials and if mitigation during construction will be required.

#### Task A6 – Preliminary Right-of-Way Mapping

- WHPacific’s subconsultant, Colliers, will produce the Preliminary Right of Way Mapping documentation for the project based on the 60% Design linework, tie limits, and proposed right-of-way and easement lines. 33-year title searches and title reports will also be requested from a title company to determine ownership. The maps and required documents will be submitted to NMDOT Right-of-way Bureau for first review.
- WHPacific will organize and lead a meeting with the NMDOT Right-of-way Bureau and the project team to introduce the project, review the project schedule and project design.

#### Task A7 – Quality Control Review

- All plan sheets, quantity calculations, and report deliverables will be reviewed by the WHPacific Quality Review Team at each submittal. PDF’s of internal quality reviews and Comment Response Logs for client reviews will be submitted to the City for their records at request.

#### Deliverables

- A PDF Amendment of the Geotechnical Report will be produced.
- A PDF of the plan set and engineer’s estimate will be produced and submitted for review by the City and NMDOT. A PDF will also be submitted to the utility owners for review for utility coordination.
- CAD file with pothole locations and SUE Quality Level A report with pothole information will be produced and delivered to the design team.
- Meeting notes will be provided for the utility owner meeting.

#### Task B Final Design (90%) - Priority Project 1

##### Task B1 – Final Roadway Design

- The project team will advance Priority Project 1 from 60% Pre-Final Design to 90% Design Phase, including a 90% review. Roadway and intersection design for the roundabout will be refined in the final design for the alignments, geometry, and vertical grades for modeling.
- Signing and Striping design for the roundabout and corridor will be updated based on any comments from the City and NMDOT.
- Traffic control design and layouts will be finalized, including quantities, costs, and working days required for the project.
- The project team will advance the design of the retaining walls to 90%. A plan view layout will be produced with location, lengths, reinforcing bars and heights. These will be updated in the engineer’s estimate. Final design layouts for retaining walls will be finalized to minimize right-of-way takes and impacts.
- Dekker/Perich/Sabatini will finalize the landscaping plans for the roundabout and medians at the intersections based on comments from the city.
- Initial project certifications will be developed in this phase. They include Railroad, Utilities, Environmental, ITS, and Right-of-way. Until funding is determined, some certifications such as Environmental and Right-of-way will be taken to final document and shelved until right-of-way mapping has been completed at a later date.
- Quantities will be updated as necessary and the engineer’s estimate will be calculated based on current construction cost trends.

#### Task B2 – Lighting Design

- The lighting design will be updated at the intersection and approach lighting for the roundabout. Locations will be determined for the power and any coordination required will be performed with the power company for this connection.

#### Task B3 – Drainage Design

- The drainage design will be updated based on comments from the city and NMDOT.

#### Task B4 – Utility Coordination

- Utility Coordination will be continued with the utility owners at the 90% plan deliverables. Additional meetings with NM Gas will be held to finalize any relocation plans and design of the roadway to meet depth requirements.

#### Task B5 – Final Right-of-Way Mapping

- WHPacific’s subconsultant, Colliers, will update the Final Right of Way Mapping documentation and address comments by NMDOT Right-of-way Bureau. The 33-year title searches and title reports will also be updated as required prior to final mapping submittal. The maps and required documents will be submitted to NMDOT Right-of-way Bureau for second review.
- WHPacific will organize and lead a meeting with the NMDOT Right-of-way Bureau if required.

#### Task B6 – Quality Control Review

- All final plan sheets, quantity calculations, and report deliverables will be reviewed by the WHPacific Quality Review Team at each submittal. PDF’s of internal quality reviews and Comment Response Logs for client reviews will be submitted to the City for their records at request.

#### Deliverables

- A PDF of the plan set and engineer’s estimate will be produced and submitted for review by the City and NMDOT. A PDF will also be submitted to the utility owners for review for utility coordination.
- Meeting notes will be provided for the utility owner meeting.

#### Task C Final Design (Pre-PSE) - Priority Project 1

##### Task C1 – Final Roadway Design

- The project team will advance Priority Project 1 from 90% Final Design to the Pre-PSE Design Phase, including a Pre-PSE review. Roadway and intersection geometry for the roundabout will be finalized. Since project funding has not yet been identified, the project team will not be able to hold an official PSE meeting with NMDOT. Environmental and Right-of-way mapping certifications will not be requested until funding is identified for the project. However, Right-of-way maps will be prepared to begin the Right-of-way acquisition process.
- Signing and Striping design for the roundabout and corridor will be finalized based on any comments from the City and NMDOT.
- Traffic control design and layouts will be finalized, including quantities, costs, and working days required for the project.
- The project team finalize the design of the retaining walls.
- Dekker/Perich/Sabatini will finalize the landscaping plans for the roundabout and medians at the intersections based on comments from the city.
- Plans will be finalized to a 95% level for all disciplines.

- Final certifications for project will be prepared but will not be requested until funding has been identified for the project. They include Railroad, Utilities, Environmental, ITS, and Right-of-way.
- Quantities will be updated as necessary and the engineer's estimate will be calculated based on current construction cost trends.

#### Task C2 – Lighting Design

- The lighting design will be finalized at the intersection and approach lighting for the roundabout. Locations will be finalized for the power and any coordination required will be performed with the power company for this connection.

#### Task C3 – Drainage Design

- The drainage design will be updated based on comments from the city and NMDOT.

#### Task C4 - Utility Coordination

- Final Utility Coordination with the utility owners will be held prior to the PSE plan deliverables.

#### Task C5 – Quality Control Review

- All final plan sheets, quantity calculations, and report deliverables will be reviewed by the WHPacific Quality Review Team at each submittal. PDF's of internal quality reviews and Comment Response Logs for client reviews will be submitted to the City for their records at request.

#### Deliverables

- A PDF of the plan set and engineer's estimate will be produced and submitted for review by the City and NMDOT. A PDF will also be submitted to the utility owners for review for utility coordination.
- Meeting notes will be provided for the utility owner meeting.

#### Task D Final Drainage Report - Priority Project 1

##### Task D1 – Final Drainage Report

- A Final Drainage Report will be produced for the limits of Priority Project No. 1 only. This will be based on the recommendations from the Phase I-A/B Study and the Preliminary Design.

##### Task D2 – Quality Control Review

- The final report and quantity calculations deliverables will be reviewed by the WHPacific Quality Review Team prior to submittal. PDF's of internal quality reviews and Comment Response Logs for client reviews will be submitted to the City for their records at request.

#### Deliverables

- A PDF document will be produced for the report, including any Appendices with calculations and maps.

#### Task E Project Management and Coordination – Priority Project 1

##### Task E1 – Project Management

WHPacific Project Manager will:

- Provide consultant design team coordination and management of schedule, resources, and deliverables.
- Provide monthly project status update meetings with City PM via teleconference (up to 6 meetings included).
- Prepare and distribute coordination and project management meeting summaries.

- Prepare monthly project status reports to city to accompany invoicing.
- The project team will meet on a bi-weekly basis for the duration of the 60%, 90%, and PSE Design while design is active. Assume 6-month duration and 12 meetings total via teleconference.

#### Task E2 – Plan Review Meetings

- The design team will meet at the 60%, 90%, and Pre-PSE submittals to discuss the comments from the City and NMDOT. Meeting notes will be created and distributed to the attendees. These meeting are assumed to be virtual.

#### Task E3 – Public Involvement Meetings

For the public involvement meetings:

- Project pamphlets for the roundabouts will be designed and produced for the roundabout. Up to 100 pamphlets will be produced for the public meeting and will be distributed at request. Costs for the production of the pamphlets will be estimated at cost.
- Coordination meetings with the City and subconsultants will be held to discuss the pamphlet design and project issues prior to the public meeting.
- WHPacific’s subconsultant, Lee Engineering, will create a 3D VISSIM Model simulation of the roundabout intersection using realistic traffic volumes, design vehicles, and pedestrians at the intersection. The simulation will be a maximum of 3 minutes in length.
- WHPacific’s subconsultant, Dekker/Perich/Sabatini, will participate in the public involvement meetings to discuss landscaping options at the roundabouts.

### Priority Project 2 Tasks

#### Task F Pre-Final Design (60%) – Priority Project 2

##### Task F1 – Pre-Final Roadway Design

- Roadway and intersection design for the roundabout will be developed from the study phase and refined to a design level and will be transitioned back to the existing 2-lane roadway configuration.
- The horizontal and vertical alignments will be updated to accommodate the intersection needs and requirements by the existing utilities nearby. The curb geometry and turning lanes will be updated to correspond to the design speed.
- The vertical alignment and 3-D modeling will be updated from the 30% design to reduce or eliminate retaining walls and Construction Maintenance Easements.
- The project team will also design the intersection and approach lighting at the intersection and along the corridor where the corridor will be constructed to the full build configuration.
- Signing and striping will be designed at the roundabout in accordance with MUTCD and city standards. Plans will be developed to encompass the priority project limits and transition back to existing striping widths.
- Traffic Control layout and plan sheets will be developed by the design team. A sequence of construction, typical sections, detour details, and general phasing will be produced for the plans. Preliminary quantities and tables will be produced for cost estimating.
- The project team will design the retaining walls included in this task. A plan view layout will be produced with location, lengths, and heights.
- If required, retaining walls will be further developed from the Preliminary design plans to keep tie slopes within the existing right-of-way.

- Dekker/Perich/Sabatini will produce landscaping plans for the roundabout and medians at the intersections. The design will be consistent with the previous construction project to maintain consistent aesthetics throughout.
- The plans will be updated from the Preliminary Design Plans and revised to address comments from the City and the NMDOT.
- Quantities will be updated from the 30% design and the engineer's estimate will be calculated based on current construction cost trends.

#### Task F2 – Lighting Design

- Lighting will be designed to meet city standards at the roundabout and approaches. Conduit and light pull boxes will be placed for future lighting placement at the connections to the existing roadway limits for future connections.

#### Task F3 – Rectangular Rapid Flashing Beacon (RRFB) Design

- This work consists of developing the preliminary design of the RRFB and coordination with City and NMDOT. This work will include preparation of 9-series sheets for the Preliminary Design plans and input to the preliminary design construction cost estimate.

#### Task F4 – Drainage Design

- A storm drain trunkline will be designed to accommodate the design storm that includes onsite and offsite flows. Drainage inlets will be placed upstream of the intersection and connected to the storm drain trunkline, which will outfall into the downstream arroyo at Lomitas Negras.

#### Task F5 – Subsurface Utility Investigations

- Utility Coordination will be continued with the utility owners for the 60% plan deliverable and a 60% plan set will be delivered to the utility owner for review.
- One meeting with the utility owners and one meeting with NM Gas will be held to discuss any relocation plans and design of the roadway to meet depth requirements during this phase. Meeting notes will be provided for these coordination meetings. Due to funding, the subsurface utility engineer will follow NMDOT requirements for utility coordination with owners.
- Collier's Engineering will perform SUE Level A Potholing at the intersection at potential conflict points with the storm drain line and existing utilities. The high-pressure gas line will also be potholed at the north side of the intersection for relative elevations to the existing roadway. A total of 12 potholes are proposed at the intersection.

#### Task F6 - Geotechnical Testing

- NV5 will perform bore hole testing at the intersection for soils characteristics for the retaining wall design. An amendment to the original geotechnical report will be produced with this task.
- NV5 will perform soil sampling for the access road near the landfill. This will determine if the project will encounter hazardous materials and if mitigation during construction will be required.

#### Task F7 – Preliminary Right-of-Way Mapping

- WHPacific's subconsultant, Colliers, will produce the Preliminary Right of Way Mapping documentation for the project based on the 60% Design linework, tie limits, and proposed right-of-way and easement lines. 33-year title searches and title reports will also be requested from a title company to determine ownership. The maps and required documents will be submitted to NMDOT Right-of-way Bureau for first review.
- WHPacific will organize and lead a meeting with the NMDOT Right-of-way Bureau and the project team to introduce the project, review the project schedule and project design.

#### Task F8 – Quality Control Review

- All plan sheets, quantity calculations, and report deliverables will be reviewed by the WHPacific Quality Review Team at each submittal. PDF's of internal quality reviews and Comment Response Logs for client reviews will be submitted to the City for their records.

#### Deliverables

- A PDF Amendment of the Geotechnical Report will be produced.
- A PDF of the plan set and engineer's estimate will be produced and submitted for review by the City and NMDOT. A PDF will also be submitted to the utility owners for review for utility coordination.
- CAD file with pothole locations and SUE Quality Level A report with pothole information will be produced and delivered to the design team.
- Meeting notes will be provided for the utility owner meeting.

#### Task G Final Design (90%) - Priority Project 2

##### Task G1 – Final Roadway and Drainage

- The project team will advance Priority Project 2 from 60% Pre-Final Design to 90% Design Phase, including a 90% review. Roadway and intersection design for the roundabout will be refined in the final design for the alignments, geometry, and vertical grades for 3-D modeling.
- Signing and Striping design for the roundabout and corridor will be updated based on any comments from the City and NMDOT.
- Traffic control design and layouts will be finalized, including quantities, costs, and working days required for the project.
- Dekker/Perich/Sabatini will update the landscaping plans for the roundabout and medians at the intersections based on comments from the city.
- Retaining walls will be designed to 90% level. A plan view layout will be produced with location, lengths, reinforcing bars and heights. These will be updated in the engineer's estimate. Final design layouts for retaining walls will be finalized to minimize right-of-way takes and impacts.
- Plans will be updated and produced to a 90% level for all disciplines.
- Initial certifications for project will be developed in this phase. They include Railroad, Utilities, Environmental, ITS, and Right-of-way. Until funding is determined, some certifications such as Environmental and Right-of-way will be taken to final document and shelved until right-of-way mapping has been completed at a later date.
- Quantities will be updated as necessary and the engineer's estimate will be calculated based on current construction cost trends.

##### Task G2 – Final Lighting Design

- The lighting design will be updated at the intersection and approach lighting for the roundabout. Locations will be determined for the power and any coordination required will be performed with the power company for this connection.

##### Task G3 – Rectangular Rapid Flashing Beacon (RRFB) Design 90%

- This work continues the development of the RRFB design. Comments from the 60% review meeting will be reviewed and incorporated accordingly. Preliminary Design plan sheets and preliminary design construction cost estimate will be provided.

##### Task G4 – Final Drainage Design

- The drainage design will be updated based on comments from the city and NMDOT.

#### Task G5 – Final Utility Coordination

- Utility Coordination will be continued with the utility owners at the 90% plan deliverables. Additional meetings with NM Gas will be held to finalize any relocation plans and design of the roadway to meet depth requirements.

#### Task G6 – Final Right-of-Way Mapping

- WHPacific’s subconsultant, Colliers, will update the Final Right of Way Mapping documentation and address comments by NMDOT Right-of-way Bureau. The 33-year title searches and title reports will also be updated as required prior to final mapping submittal. The maps and required documents will be submitted to NMDOT Right-of-way Bureau for second review.
- WHPacific will organize and lead a meeting with the NMDOT Right-of-way Bureau if required.

#### Task G7 – Quality Control Review

- All plan sheets, quantity calculations, and report deliverables will be reviewed by the WHPacific Quality Review Team at each submittal. PDF’s of internal quality reviews and Comment Response Logs for client reviews will be submitted to the City for their records.

#### Deliverables

- A PDF of the plan set and engineer’s estimate will be produced and submitted for review by the City and NMDOT. A PDF will also be submitted to the utility owners for review for utility coordination.
- Meeting notes will be provided for the utility owner meeting.

#### Task H Final Design (Pre-PSE) - Priority Project 2

##### Task H1 – Final Roadway Design

- The project team will advance Priority Project 2 from 90% Final Design to the Pre-PSE Design Phase, including a Pre-PSE review. Roadway and intersection geometry for the roundabout will be finalized. Since project funding has not yet been identified, the project team will not be able to hold an official PSE meeting with NMDOT. Environmental and Right-of-way mapping certifications will not be requested until funding is identified for the project. However, Right-of-way maps will be prepared to begin the Right-of-way acquisition process.
- Signing and Striping design for the roundabout and corridor will be finalized based on any comments from the City and NMDOT.
- Traffic control design and layouts will be finalized, including quantities, costs, and working days required for the project.
- The project team finalize the design of the retaining walls.
- Dekker/Perich/Sabatini will finalize the landscaping plans for the roundabout and medians at the intersections based on comments from the city.
- Plans will be finalized to a 95% level for all disciplines.
- Final certifications for the project will be prepared but will not be requested until funding has been identified for the project. They include Railroad, Utilities, Environmental, ITS, and Right-of-way.
- Quantities will be updated as necessary and the engineer’s estimate will be calculated based on current construction cost trends.

##### Task H2 – Lighting Design

- The lighting design will be finalized at the intersection and approach lighting for the roundabout. Locations will be finalized for the power and any coordination required will be performed with the power company for this connection.

#### Task H3 – Rectangular Rapid Flashing Beacon (RRFB) Design

- This work finalizes the development of the RRFB design. Comments from the 90% review meeting will be reviewed and incorporated accordingly. Preliminary Design plan sheets and construction cost estimate will be finalized.

#### Task H4 – Drainage Design

- The drainage design will be updated based on comments from the city and NMDOT.

#### Task H5 – Utility Coordination

- Final Utility Coordination with the utility owners will be held prior to the PSE plan deliverables.

#### Task H6 – Quality Control Review

- All final plan sheets, quantity calculations, and report deliverables will be reviewed by the WHPacific Quality Review Team at each submittal. PDF's of internal quality reviews and Comment Response Logs for client reviews will be submitted to the City for their records.

#### Deliverables

- A PDF of the plan set and engineer's estimate will be produced and submitted for review by the City and NMDOT. A PDF will also be submitted to the utility owners for review for utility coordination.
- Meeting notes will be provided for the utility owner meeting.

#### Task I Final Drainage Report - Priority Project 2

##### Task I1 – Drainage Report

- A Final Drainage Report will be produced for the limits of Priority Project No. 2 only. This will be based on the recommendations from the Phase I-A/B Study and the Preliminary Design.

##### Task I2 – Quality Control Review

- The final report and quantity calculations deliverables will be reviewed by the WHPacific Quality Review Team prior to submittal. PDF's of internal quality reviews and Comment Response Logs for client reviews will be submitted to the City for their records at request.

#### Deliverables

- A PDF document will be produced for the report, including any Appendices with calculations and maps.

#### Task J Project Management and Coordination – Priority Project 2

##### Task J1 - Project Management

WHPacific Project Manager will:

- Provide monthly project status update meetings with City PM via teleconference (up to 6 meetings included).
- Prepare and distribute coordination and project management meeting summaries.
- Provide consultant design team coordination and management of schedule, resources, and deliverables.
- Prepare monthly project status reports to city to accompany invoicing.
- The project team will meet on a bi-weekly basis for the duration of the 60%, 90%, and PSE Design while design is active. Assume 6-month duration and 12 meetings total via teleconference.

#### Task J2 – Plan Review Meetings

- The design team will meet at the 60%, 90%, and Pre-PSE submittals to discuss the comments from the City and NMDOT. Meeting notes will be created and distributed to the attendees. These meetings are assumed to be virtual.

#### Task J3 – Public Involvement Meetings

For the public involvement meetings:

- Project pamphlets for the roundabouts will be designed and produced for the roundabout. Up to 100 pamphlets will be produced for the public meeting and will be distributed at request. Costs for the production of the pamphlets will be estimated at cost.
- Coordination meetings with the City and subconsultants will be held to discuss the pamphlet design and project issues prior to the public meeting.
- WHPacific’s subconsultant, Lee Engineering, will create a 3D VISSIM Model simulation of the roundabout intersection using realistic traffic volumes, design vehicles, and pedestrians at the intersection. The simulation will be a maximum of 3 minutes in length.
- WHPacific’s subconsultant, Dekker/Perich/Sabatini, will participate in the public involvement meetings to discuss landscaping options at the roundabouts.

#### Task K Waterline Design - Priority Project 1

##### Task K1 – Waterline Design

- The project team will produce a waterline design within the project limits of Priority Project 1 in accordance with the City’s standard specifications and design discussions with the City Utilities Staff.
- WHP will set up coordination meetings to discuss any details and assumptions with regards to the design.
- Based on discussions with the City Utilities Dept., the water lines will be designed to be constructed within the priority project limits and will be capped until a subsequent project can extend them further up the corridor.

##### Deliverables

- PDF’s of the plan sheets and engineer’s estimate will be produced and delivered for review to the city for review at the 60%, 90%, and PSE design levels.

#### Task L Waterline Design - Priority Project 2

##### Task L1 – Waterline Design

- The project team will produce a waterline design within the project limits of Priority Project 2 in accordance with the City’s standard specifications and design discussions with the City Utilities Staff.
- WHP will set up coordination meetings to discuss any details and assumptions with regards to the design.
- Based on discussions with the City Utilities Dept., the water lines will be designed to be constructed within the priority project limits and will be capped until a subsequent project can extend them further up the corridor.

##### Deliverables

- PDF’s of the plan sheets and engineer’s estimate will be produced and delivered for review to the city for review at the 60%, 90%, and PSE design levels.

### Task M Sanitary Sewer Line Design - Priority Project 1

#### Task M1 – Sanitary Sewer line Design

- The project team will produce a sanitary sewer line design within the project limits of Priority Project 1 in accordance with the City’s standard specifications and design discussions with the City Utilities Staff. Any conflicts with the proposed storm drain line will be handled in the drainage tasks.
- Based on discussions with the City Utilities Dept., the sanitary sewer lines will be designed to be constructed within the priority project limits and will be capped until a subsequent project can extend them further up the corridor.
- WHP will setup coordination meetings to discuss any details and assumptions with regards to the design.

#### Deliverables

- PDF’s of the plan sheets and engineer’s estimate will be produced and delivered for review to the city for review at the 60%, 90%, and PSE design levels.

### Task N Sanitary Sewer Line Design - Priority Project 2

#### Task N1 – Sanitary Sewer line Design

- The project team will produce a sanitary sewer line design within the project limits of Priority Project 2 in accordance with the City’s standard specifications and design discussions with the City Utilities Staff. Any conflicts with the proposed storm drain line will be handled in the drainage tasks.
- Based on discussions with the City Utilities Dept., the sanitary sewer lines will be designed to be constructed within the priority project limits and will be capped until a subsequent project can extend them further up the corridor.
- WHP will setup coordination meetings to discuss any details and assumptions with regards to the design.

#### Deliverables

- PDF’s of the plan sheets and engineer’s estimate will be produced and delivered for review to the city for review at the 60%, 90%, and PSE design levels.

### Assumptions

- Design elements from the 30% Design Phase for the entire corridor will be advanced in the Final Design phases. The specific project limits will be determined in 60% for each Priority Project.
- Public meetings are included in the original scope of work and will not be included in this Amendment. However, additional scope items such as creating public meeting pamphlets handout and a VISSIM 3-D Model are included with this Amendment.
- Until funding is identified for the project, the project cannot request an official PSE Meeting with the NMDOT. When funding is identified, the project team will advance the plans, estimate, and contract book to the PSE submittal level including the final signed/stamped plans under a separate contract amendment.
- Rectangular Rapid Flashing Beacon’s (RRFB’s) will be installed at Idalia Rd./Loma Colorado Blvd. intersection only. No RRFB’s will be designed or installed at the Idalia Rd./Broadmoor Blvd. intersection.



**FEE SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

**COST SUMMARY - PRIORITY PROJECTS 1 & 2 (PHASE 1-D AND II)**

WORK CLASSIFICATIONS	DIRECT LABOR	FULLY LOADED LABOR RATE	PERSON HOURS	PROJECTED COST
Principal-In-Charge	\$84.51	\$265.58	150	\$ 39,837.00
Project Manager	\$78.07	\$245.34	992	\$ 243,377.28
Senior Engineer	\$57.17	\$179.65	1,230	\$ 220,969.50
Structural Engineer	\$77.24	\$242.73	80	\$ 19,418.40
Project Engineer	\$45.60	\$143.29	1,662	\$ 238,147.98
Engineer EIT III	\$32.34	\$101.64	1,332	\$ 135,384.48
Senior Designer	\$37.75	\$118.63	2,470	\$ 293,016.10
Project Designer	\$31.76	\$99.81	2,496	\$ 249,125.76
Project Admin	\$20.48	\$64.35	24	\$ 1,544.40
		<b>SUM =</b>	<b>10,436</b>	<b>\$ 1,440,820.90</b>

SUBCONSULTANT	DISCIPLINE	PROJECTED COST
COLLIERS ENGINEERING	PRELIM. ROW MAPPING - PRIORITY PROJECT 1	\$ 44,812.44
COLLIERS ENGINEERING	FINAL ROW MAPPING - PRIORITY PROJECT 1	\$ 11,835.27
COLLIERS ENGINEERING	PRELIM. ROW MAPPING - PRIORITY PROJECT 2	\$ 58,945.83
COLLIERS ENGINEERING	FINAL ROW MAPPING - PRIORITY PROJECT 2	\$ 20,447.58
COLLIERS ENGINEERING	SUE LEVEL A - PRIORITY PROJECT 1	\$ 18,000.00
COLLIERS ENGINEERING	SUE LEVEL A - PRIORITY PROJECT 2	\$ 25,200.00
COLLIERS ENGINEERING	SUE UTILITY COORDINATION - PRIORITY PROJECT 1	\$ 33,602.09
COLLIERS ENGINEERING	SUE UTILITY COORDINATION - PRIORITY PROJECT 2	\$ 47,830.96
DEKKER/PERICH/SABATINI	LANDSCAPING - PRIORITY PROJECT 1	\$ 24,120.00
DEKKER/PERICH/SABATINI	LANDSCAPING - PRIORITY PROJECT 2	\$ 24,120.00
DEKKER/PERICH/SABATINI	LANDSCAPING PUBLIC INVOLVEMENT - PRIORITY PROJECT 1	\$ 2,640.00
DEKKER/PERICH/SABATINI	LANDSCAPING PUBLIC INVOLVEMENT - PRIORITY PROJECT 2	\$ 2,640.00
LEE ENGINEERING	VISSIM 3D MODELS - PRIORITY PROJECT 1	\$ 4,577.50
LEE ENGINEERING	VISSIM 3D MODELS - PRIORITY PROJECT 2	\$ 4,577.50
RMR CONSULTING	PUBLIC MEETING PAMPHLETS	\$ 2,500.00
RMR CONSULTING	PUBLIC MEETING PAMPHLETS	\$ 2,500.00
		<b>- \$ 328,349.17</b>

**DIRECT EXPENSES**

Printing & Reproduction	PRIORITY PROJECT 1 - PUB. MEETING PAMPLETS	LS	\$ 300.00
Printing & Reproduction	PRIORITY PROJECT 2 - PUB. MEETING PAMPLETS	LS	\$ 300.00
	<b>SUM =</b>		<b>\$ 600.00</b>

<b>GRAND TOTAL ADDITIONAL FEE (w/o Tax)</b>	<b>\$ 1,769,770.07</b>
<b>NMGRT (7.625%)</b>	<b>\$ 134,944.97</b>
<b>GRAND TOTAL</b>	<b>\$ 1,904,715.04</b>



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

**A. AS2 Pre-Final Design (60%) - Priority Project 1**

<b>WORK CLASSIFICATIONS</b>	<b>DIRECT LABOR</b>	<b>FULLY LOADED LABOR RATE</b>	<b>PERSON HOURS</b>	<b>PROJECTED COST</b>
Principal-In-Charge	\$84.51	\$265.58	24	\$ 6,373.92
Project Manager	\$78.07	\$245.34	126	\$ 30,912.84
Senior Engineer	\$57.17	\$179.65	98	\$ 17,605.70
Structural Engineer	\$77.24	\$242.73	14	\$ 3,398.22
Project Engineer	\$45.60	\$143.29	268	\$ 38,401.72
Engineer EIT III	\$32.34	\$101.64	140	\$ 14,229.60
Senior Designer	\$37.75	\$118.63	472	\$ 55,993.36
Project Designer	\$31.76	\$99.81	544	\$ 54,296.64
Project Admin	\$20.48	\$64.35	4	\$ 257.40
		<b>SUM =</b>	<b>1,690</b>	<b>\$221,469.40</b>

**SUBCONSULTANTS**

COLLIERS ENGINEERING	PRELIM. ROW MAPPING - PRIORITY PROJECT 1	\$44,812.44
COLLIERS ENGINEERING	SUE LEVEL A - PRIORITY PROJECT 1	\$18,000.00
COLLIERS ENGINEERING	SUE UTILITY COORDINATION - PRIORITY PROJECT 1	\$33,602.09
DEKKER/PERICH/SABATINI	LANDSCAPING - PRIORITY PROJECT 1	\$10,560.00
	<b>SUM =</b>	<b>\$106,974.53</b>

**DIRECT EXPENSES**

Printing & Reproduction	Lump Sum	\$0.59
Mileage (per mile)		
	<b>SUM =</b>	<b>\$0.00</b>

**SUBTOTAL 1,690 \$328,443.93**



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

**B. AS2 Final Design (90%) - Priority Project 1**

<b>WORK CLASSIFICATIONS</b>	<b>DIRECT LABOR</b>	<b>FULLY LOADED LABOR RATE</b>	<b>PERSON HOURS</b>	<b>PROJECTED COST</b>
Principal-In-Charge	\$84.51	\$265.58	24	\$ 6,373.92
Project Manager	\$78.07	\$245.34	130	\$ 31,894.20
Senior Engineer	\$57.17	\$179.65	106	\$ 19,042.90
Structural Engineer	\$77.24	\$242.73	16	\$ 3,883.68
Project Engineer	\$45.60	\$143.29	270	\$ 38,688.30
Engineer EIT III	\$32.34	\$101.64	96	\$ 9,757.44
Senior Designer	\$37.75	\$118.63	378	\$ 44,842.14
Project Designer	\$31.76	\$99.81	536	\$ 53,498.16
Project Admin	\$20.48	\$64.35	4	\$ 257.40
<b>SUM =</b>			<b>1,560</b>	<b>\$208,238.14</b>

**SUBCONSULTANTS**

DEKKER/PERICH/SABATINI	LANDSCAPING - PRIORITY PROJECT 1	\$8,400.00
COLLIERS ENGINEERING	FINAL ROW MAPPING - PRIORITY PROJECT 1	\$11,835.27
<b>SUM =</b>		<b>\$20,235.27</b>

**DIRECT EXPENSES**

Printing & Reproduction	Lump Sum	\$0.59	
Mileage (per mile)			
<b>SUM =</b>			<b>\$0.00</b>

**SUBTOTAL 1,560 \$228,473.41**



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

**C. AS2 Final Design (Pre-PSE) - Priority Project 1**

<b>WORK CLASSIFICATIONS</b>	<b>DIRECT LABOR</b>	<b>FULLY LOADED LABOR RATE</b>	<b>PERSON HOURS</b>	<b>PROJECTED COST</b>
Principal-In-Charge	\$84.51	\$265.58	14	\$ 3,718.12
Project Manager	\$78.07	\$245.34	108	\$ 26,496.72
Senior Engineer	\$57.17	\$179.65	112	\$ 20,120.80
Structural Engineer	\$77.24	\$242.73	8	\$ 1,941.84
Project Engineer	\$45.60	\$143.29	264	\$ 37,828.56
Engineer EIT III	\$32.34	\$101.64	68	\$ 6,911.52
Senior Designer	\$37.75	\$118.63	232	\$ 27,522.16
Project Designer	\$31.76	\$99.81	156	\$ 15,570.36
Project Admin	\$20.48	\$64.35	4	\$ 257.40
		<b>SUM =</b>	<b>966</b>	<b>\$140,367.48</b>

**SUBCONSULTANTS**

DEKKER/PERICH/SABATINI	LANDSCAPING - PRIORITY PROJECT 1			\$5,160.00
		<b>SUM =</b>	<b>-</b>	<b>\$5,160.00</b>

**DIRECT EXPENSES**

Printing & Reproduction	Lump Sum	\$0.59		
Mileage (per mile)				
			<b>SUM =</b>	<b>\$0.00</b>

**SUBTOTAL 966 \$145,527.48**



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

**D. AS2 Final Drainage Report - Priority Project 1**

<b>WORK CLASSIFICATIONS</b>	<b>DIRECT LABOR</b>	<b>FULLY LOADED LABOR RATE</b>	<b>PERSON HOURS</b>	<b>PROJECTED COST</b>
Principal-In-Charge	\$84.51	\$265.58	0	\$ -
Project Manager	\$78.07	\$245.34	4	\$ 981.36
Senior Engineer	\$57.17	\$179.65	80	\$ 14,372.00
Structural Engineer	\$77.24	\$242.73	0	\$ -
Project Engineer	\$45.60	\$143.29	24	\$ 3,438.96
Engineer EIT III	\$32.34	\$101.64	80	\$ 8,131.20
Senior Designer	\$37.75	\$118.63	0	\$ -
Project Designer	\$31.76	\$99.81	0	\$ -
Project Admin	\$20.48	\$64.35	0	\$ -
		<b>SUM =</b>	<b>188</b>	<b>\$26,923.52</b>

**SUBCONSULTANTS**

**\$0.00**

**DIRECT EXPENSES**

Printing & Reproduction	Lump Sum	\$0.59		
Mileage (per mile)				
			<b>SUM =</b>	<b>\$0.00</b>

**SUBTOTAL                      188                      \$26,923.52**



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

**E. AS2 Project Management and Coordination - Priority Project 1**

<b>WORK CLASSIFICATIONS</b>	<b>DIRECT LABOR</b>	<b>FULLY LOADED LABOR RATE</b>	<b>PERSON HOURS</b>	<b>PROJECTED COST</b>
Principal-In-Charge	\$84.51	\$265.58	11	\$ 2,921.38
Project Manager	\$78.07	\$245.34	118	\$ 28,950.12
Senior Engineer	\$57.17	\$179.65	49	\$ 8,802.85
Structural Engineer	\$77.24	\$242.73	0	\$ -
Project Engineer	\$45.60	\$143.29	39	\$ 5,588.31
Engineer EIT III	\$32.34	\$101.64	49	\$ 4,980.36
Senior Designer	\$37.75	\$118.63	24	\$ 2,847.12
Project Designer	\$31.76	\$99.81	32	\$ 3,193.92
Project Admin	\$20.48	\$64.35	0	\$ -
		<b>SUM =</b>	<b>322</b>	<b>\$57,284.06</b>
<b>SUBCONSULTANTS</b>				
DEKKER/PERICH/SABATINI		LANDSCAPING PUBLIC INVOLVEMENT - PRIORITY PROJECT 1		\$2,640.00
LEE ENGINEERING		VISSIM 3D MODELS - PRIORITY PROJECT 1		\$4,577.50
RMR CONSULTING		PUBLIC MEETING PAMPHLETS		\$2,500.00
		<b>SUM =</b>	<b>-</b>	<b>\$9,717.50</b>
<b>DIRECT EXPENSES</b>				
Printing & Reproduction	Lump Sum			\$300.00
Mileage (per mile)		\$0.59		
			<b>SUM =</b>	<b>\$300.00</b>
<b>SUBTOTAL</b>			<b>322</b>	<b>\$67,301.56</b>



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

**F. AS2 Pre-Final Design (60%) - Priority Project 2**

<b>WORK CLASSIFICATIONS</b>	<b>DIRECT LABOR</b>	<b>FULLY LOADED LABOR RATE</b>	<b>PERSON HOURS</b>	<b>PROJECTED COST</b>
Principal-In-Charge	\$84.51	\$265.58	24	\$ 6,373.92
Project Manager	\$78.07	\$245.34	126	\$ 30,912.84
Senior Engineer	\$57.17	\$179.65	122	\$ 21,917.30
Structural Engineer	\$77.24	\$242.73	14	\$ 3,398.22
Project Engineer	\$45.60	\$143.29	268	\$ 38,401.72
Engineer EIT III	\$32.34	\$101.64	140	\$ 14,229.60
Senior Designer	\$37.75	\$118.63	480	\$ 56,942.40
Project Designer	\$31.76	\$99.81	544	\$ 54,296.64
Project Admin	\$20.48	\$64.35	4	\$ 257.40
		<b>SUM =</b>	<b>1,722</b>	<b>\$226,730.04</b>

**SUBCONSULTANTS**

COLLIERS ENGINEERING	PRELIM. ROW MAPPING - PRIORITY PROJECT 2	\$58,945.83
COLLIERS ENGINEERING	SUE LEVEL A - PRIORITY PROJECT 2	\$25,200.00
COLLIERS ENGINEERING	SUE UTILITY COORDINATION - PRIORITY PROJECT 2	\$47,830.96
DEKKER/PERICH/SABATINI	LANDSCAPING - PRIORITY PROJECT 2	\$10,560.00
	<b>SUM =</b>	<b>\$142,536.79</b>

**DIRECT EXPENSES**

Printing & Reproduction	Lump Sum	\$0.59	
Mileage (per mile)			
			<b>SUM = \$0.00</b>

**SUBTOTAL 1,722 \$369,266.83**



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

**G. AS2 Final Design (90%) - Priority Project 2**

<b>WORK CLASSIFICATIONS</b>	<b>DIRECT LABOR</b>	<b>FULLY LOADED LABOR RATE</b>	<b>PERSON HOURS</b>	<b>PROJECTED COST</b>
Principal-In-Charge	\$84.51	\$265.58	24	\$ 6,373.92
Project Manager	\$78.07	\$245.34	130	\$ 31,894.20
Senior Engineer	\$57.17	\$179.65	120	\$ 21,558.00
Structural Engineer	\$77.24	\$242.73	20	\$ 4,854.60
Project Engineer	\$45.60	\$143.29	202	\$ 28,944.58
Engineer EIT III	\$32.34	\$101.64	88	\$ 8,944.32
Senior Designer	\$37.75	\$118.63	430	\$ 51,010.90
Project Designer	\$31.76	\$99.81	496	\$ 49,505.76
Project Admin	\$20.48	\$64.35	4	\$ 257.40
		<b>SUM =</b>	<b>1,514</b>	<b>\$203,343.68</b>
<b>SUBCONSULTANTS</b>				
DEKKER/PERICH/SABATINI		LANDSCAPING - PRIORITY PROJECT 2		\$8,400.00
COLLIERS ENGINEERING		FINAL ROW MAPPING - PRIORITY PROJECT 2		\$20,447.58
		<b>SUM =</b>	<b>-</b>	<b>\$28,847.58</b>
<b>DIRECT EXPENSES</b>				
Printing & Reproduction	Lump Sum	\$0.59		
Mileage (per mile)				
			<b>SUM =</b>	<b>\$0.00</b>
<b>SUBTOTAL</b>			<b>1,514</b>	<b>\$232,191.26</b>



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

**H. AS2 Final Design (Pre-PSE) - Priority Project 2**

<b>WORK CLASSIFICATIONS</b>	<b>DIRECT LABOR</b>	<b>FULLY LOADED LABOR RATE</b>	<b>PERSON HOURS</b>	<b>PROJECTED COST</b>
Principal-In-Charge	\$84.51	\$265.58	18	\$ 4,780.44
Project Manager	\$78.07	\$245.34	108	\$ 26,496.72
Senior Engineer	\$57.17	\$179.65	120	\$ 21,558.00
Structural Engineer	\$77.24	\$242.73	8	\$ 1,941.84
Project Engineer	\$45.60	\$143.29	264	\$ 37,828.56
Engineer EIT III	\$32.34	\$101.64	68	\$ 6,911.52
Senior Designer	\$37.75	\$118.63	238	\$ 28,233.94
Project Designer	\$31.76	\$99.81	156	\$ 15,570.36
Project Admin	\$20.48	\$64.35	4	\$ 257.40
		<b>SUM =</b>	<b>984</b>	<b>\$143,578.78</b>
<b>SUBCONSULTANTS</b>				
DEKKER/PERICH/SABATINI		LANDSCAPING - PRIORITY PROJECT 2		\$5,160.00
			<b>SUM =</b>	<b>\$5,160.00</b>
<b>DIRECT EXPENSES</b>				
Printing & Reproduction		Lump Sum		
Mileage (per mile)			\$0.59	
			<b>SUM =</b>	<b>\$0.00</b>
<b>SUBTOTAL</b>			<b>984</b>	<b>\$148,738.78</b>



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

City of Rio Rancho  
 Contract 21-PW-139  
 Amendment Two  
 Exhibit B2

**I. AS1 Final Drainage Report - Priority Project 2**

WORK CLASSIFICATIONS	DIRECT LABOR	FULLY LOADED LABOR RATE	PERSON HOURS	PROJECTED COST
Principal-In-Charge	\$84.51	\$265.58	0	\$ -
Project Manager	\$78.07	\$245.34	4	\$ 981.36
Senior Engineer	\$57.17	\$179.65	80	\$ 14,372.00
Structural Engineer	\$77.24	\$242.73	0	\$ -
Project Engineer	\$45.60	\$143.29	24	\$ 3,438.96
Engineer EIT III	\$32.34	\$101.64	80	\$ 8,131.20
Senior Designer	\$37.75	\$118.63	0	\$ -
Project Designer	\$31.76	\$99.81	0	\$ -
Project Admin	\$20.48	\$64.35	0	\$ -
		<b>SUM =</b>	<b>188</b>	<b>\$26,923.52</b>

**SUBCONSULTANTS**

\$0.00

**DIRECT EXPENSES**

Printing & Reproduction	Lump Sum	\$0.59	<b>SUM =</b>	<b>\$0.00</b>
Mileage (per mile)				

**SUBTOTAL      188      \$26,923.52**



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

City of Rio Rancho  
 Contract 21-PW-139  
 Amendment Two  
 Exhibit B2

**J. AS2 Project Management and Coordination - Priority Project 2**

WORK CLASSIFICATIONS	DIRECT LABOR	FULLY LOADED LABOR RATE	PERSON HOURS	PROJECTED COST
Principal-In-Charge	\$84.51	\$265.58	11	\$ 2,921.38
Project Manager	\$78.07	\$245.34	118	\$ 28,950.12
Senior Engineer	\$57.17	\$179.65	49	\$ 8,802.85
Structural Engineer	\$77.24	\$242.73	0	\$ -
Project Engineer	\$45.60	\$143.29	39	\$ 5,588.31
Engineer EIT III	\$32.34	\$101.64	49	\$ 4,980.36
Senior Designer	\$37.75	\$118.63	24	\$ 2,847.12
Project Designer	\$31.76	\$99.81	32	\$ 3,193.92
Project Admin	\$20.48	\$64.35	0	\$ -
		<b>SUM =</b>	<b>322</b>	<b>\$57,284.06</b>

**SUBCONSULTANTS**

DEKKER/PERICH/SABATINI	LANDSCAPING PUBLIC INVOLVEMENT - PRIORITY PROJECT 2	\$2,640.00
LEE ENGINEERING	VISSIM 3D MODELS - PRIORITY PROJECT 2	\$4,577.50
RMR CONSULTING	PUBLIC MEETING PAMPHLETS	\$2,500.00
	<b>SUM =</b>	<b>\$9,717.50</b>

**DIRECT EXPENSES**

Printing & Reproduction	Lump Sum	\$300.00
Mileage (per mile)		\$0.59
	<b>SUM =</b>	<b>\$300.00</b>

**SUBTOTAL                      322                      \$67,301.56**



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

**K. AS2 Waterline Design - Priority Project 1**

<b>WORK CLASSIFICATIONS</b>	<b>DIRECT LABOR</b>	<b>FULLY LOADED LABOR RATE</b>	<b>PERSON HOURS</b>	<b>PROJECTED COST</b>
Principal-In-Charge	\$84.51	\$265.58	0	\$ -
Project Manager	\$78.07	\$245.34	6	\$ 1,472.04
Senior Engineer	\$57.17	\$179.65	72	\$ 12,934.80
Structural Engineer	\$77.24	\$242.73	0	\$ -
Project Engineer	\$45.60	\$143.29	0	\$ -
Engineer EIT III	\$32.34	\$101.64	178	\$ 18,091.92
Senior Designer	\$37.75	\$118.63	0	\$ -
Project Designer	\$31.76	\$99.81	0	\$ -
Project Admin	\$20.48	\$64.35	0	\$ -
<b>SUM =</b>			<b>256</b>	<b>\$32,498.76</b>
<b>SUBCONSULTANTS</b>				
			<b>SUM =</b>	<b>\$0.00</b>
<b>DIRECT EXPENSES</b>				
Printing & Reproduction	Lump Sum	\$0.59		
Mileage (per mile)				
			<b>SUM =</b>	<b>\$0.00</b>
<b>SUBTOTAL</b>			<b>256</b>	<b>\$32,498.76</b>



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

**L. AS2 Waterline Design - Priority Project 2**

<b>WORK CLASSIFICATIONS</b>	<b>DIRECT LABOR</b>	<b>FULLY LOADED LABOR RATE</b>	<b>PERSON HOURS</b>	<b>PROJECTED COST</b>
Principal-In-Charge	\$84.51	\$265.58	0	\$ -
Project Manager	\$78.07	\$245.34	6	\$ 1,472.04
Senior Engineer	\$57.17	\$179.65	86	\$ 15,449.90
Structural Engineer	\$77.24	\$242.73	0	\$ -
Project Engineer	\$45.60	\$143.29	0	\$ -
Engineer EIT III	\$32.34	\$101.64	176	\$ 17,888.64
Senior Designer	\$37.75	\$118.63	0	\$ -
Project Designer	\$31.76	\$99.81	0	\$ -
Project Admin	\$20.48	\$64.35	0	\$ -
		<b>SUM =</b>	<b>268</b>	<b>\$34,810.58</b>
<b>SUBCONSULTANTS</b>				
			<b>SUM =</b>	<b>- \$0.00</b>
<b>DIRECT EXPENSES</b>				
Printing & Reproduction	Lump Sum	\$0.59		
Mileage (per mile)			<b>SUM =</b>	<b>\$0.00</b>
<b>SUBTOTAL</b>			<b>268</b>	<b>\$34,810.58</b>



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

**M. AS2 Sanitary Sewer Design - Priority Project 1**

<b>WORK CLASSIFICATIONS</b>	<b>DIRECT LABOR</b>	<b>FULLY LOADED LABOR RATE</b>	<b>PERSON HOURS</b>	<b>PROJECTED COST</b>
Principal-In-Charge	\$84.51	\$265.58	0	\$ -
Project Manager	\$78.07	\$245.34	4	\$ 981.36
Senior Engineer	\$57.17	\$179.65	68	\$ 12,216.20
Structural Engineer	\$77.24	\$242.73	0	\$ -
Project Engineer	\$45.60	\$143.29	0	\$ -
Engineer EIT III	\$32.34	\$101.64	60	\$ 6,098.40
Senior Designer	\$37.75	\$118.63	96	\$ 11,388.48
Project Designer	\$31.76	\$99.81	0	\$ -
Project Admin	\$20.48	\$64.35	0	\$ -
		<b>SUM =</b>	<b>228</b>	<b>\$30,684.44</b>
<b>SUBCONSULTANTS</b>				
			<b>SUM =</b>	<b>- \$0.00</b>
<b>DIRECT EXPENSES</b>				
Printing & Reproduction	Lump Sum	\$0.59		
Mileage (per mile)			<b>SUM =</b>	<b>\$0.00</b>
<b>SUBTOTAL</b>			<b>228</b>	<b>\$30,684.44</b>



**TASK SUMMARY**  
**Final Design for Priority Projects**  
**Additional Services No. 2**

**N. AS2 Sanitary Sewer Design - Priority Project 2**

<b>WORK CLASSIFICATIONS</b>	<b>DIRECT LABOR</b>	<b>FULLY LOADED LABOR RATE</b>	<b>PERSON HOURS</b>	<b>PROJECTED COST</b>
Principal-In-Charge	\$84.51	\$265.58	0	\$ -
Project Manager	\$78.07	\$245.34	4	\$ 981.36
Senior Engineer	\$57.17	\$179.65	68	\$ 12,216.20
Structural Engineer	\$77.24	\$242.73	0	\$ -
Project Engineer	\$45.60	\$143.29	0	\$ -
Engineer EIT III	\$32.34	\$101.64	60	\$ 6,098.40
Senior Designer	\$37.75	\$118.63	96	\$ 11,388.48
Project Designer	\$31.76	\$99.81	0	\$ -
Project Admin	\$20.48	\$64.35	0	\$ -
		<b>SUM =</b>	<b>228</b>	<b>\$30,684.44</b>

**SUBCONSULTANTS**

**SUM =** - | **\$0.00**

**DIRECT EXPENSES**

Printing & Reproduction	Lump Sum	\$0.59		
Mileage (per mile)				
			<b>SUM =</b>	<b>\$0.00</b>

**SUBTOTAL**      **228**      **\$30,684.44**



**MANHOUR SUMMARY (RFP 21-PW-019)**  
**Final Design for Priority Projects**

	ACTIVITIES	Principal-In Charge	Project Manager	Senior Engineer	Structural Engineer	Project Engineer	Engineer EIT III	Senior Designer	Project Designer	Project Admin	Summary by Task
<b>PRIORITY PROJECT 1 - BROADMOOR BLVD.</b>											
<b>A. AS2 Pre-Final Design (60%) - Priority Project 1</b>											
<b>A1</b>	<b>Pre-Final Roadway Design</b>										
1	Road and Roundabout Horizontal Design		4			40		40	40		124
2	Road and Roundabout Vertical Design and 3-D Modeling		8			40		120			168
3	Signing and Striping Plans		8			24		32	60		124
4	Traffic Control Plans		24			24		120	40		208
5	Retaining Wall Design	8	8		12		40		80		148
6	Landscaping Design - By DPS										0
7	Plan Production					40		140	200		380
8	Cost Estimate		12			12		12	12		48
<b>A2</b>	<b>Pre-Final Lighting Design</b>										
1	Lighting Design			8		40					48
2	Plan Production			4		40					44
3	Cost Estimate			2		8					10
<b>A3</b>	<b>Pre-Final Drainage Design</b>										
1	Drainage Design			30			48		24		102
2	Plan Production			16			40		80		136
3	Cost Estimate			8			8		8		24
<b>A4</b>	<b>Subsurface Utility Investigations</b>										
1	Coordination with NM Gas Co. and subconsultant		12	4			2	4			22
2	Initial Utility Owner Coordination Meeting		4	2			2				8
3	SUE Level A Potholing - By Colliers										0
<b>A5</b>	<b>Geotechnical Testing</b>										
1	Borehole testing at intersection - By NV5 Geotechnical										0
2	Internal Coordination		2		2			2			6
<b>A6</b>	<b>Preliminary Right-of-way Mapping</b>										
1	Preliminary Right-of-way Mapping to be completed by Colliers										0
2	Kick-off Meeting with ROW Bureau		4					2			6
<b>A7</b>	<b>Quality Control Review</b>										
1	QC Review of Design, Plans, and Estimate	16	40	24						4	84
	<b>Task Summary</b>	<b>24</b>	<b>126</b>	<b>98</b>	<b>14</b>	<b>268</b>	<b>140</b>	<b>472</b>	<b>544</b>	<b>4</b>	<b>1690</b>



**MANHOUR SUMMARY (RFP 21-PW-019)**  
**Final Design for Priority Projects**

	ACTIVITIES	Principal-In Charge	Project Manager	Senior Engineer	Structural Engineer	Project Engineer	Engineer EIT III	Senior Designer	Project Designer	Project Admin	Summary by Task
<b>B. AS2 Final Design (90%) - Priority Project 1</b>											
<b>B1</b>	<b>Final Roadway Design</b>										
1	Road and Roundabout Horizontal Design		4			24		40	40		108
2	Road and Roundabout Vertical Design and 3-D Modeling		4			32		100			136
3	Signing and Striping Plans		4			20		24	60		108
4	Traffic Control Plans		20			20		80	80		200
5	Retaining Wall Design	8	8		8		40		80		144
6	Landscaping Design - By DPS										0
7	Plan Production					32		120	160		312
8	Preliminary Bid Documents Creation, Special Provisions, & NTP's		12			16					28
9	Preliminary Certifications (ITS, Railroad, Enviro., ROW, and Utilities)		16			12					28
10	Cost Estimate		6			18		12			36
<b>B2</b>	<b>Final Lighting Design</b>										
1	Lighting Design			8		32					40
2	Plan Production			4		32					36
3	Cost Estimate			6		16					22
<b>B3</b>	<b>Final Drainage Design</b>										
1	Drainage Design			40	8	16	12		20		96
2	Plan Production			12			32		80		124
3	Cost Estimate			6			8		16		30
<b>B4</b>	<b>Utility Coordination</b>										
1	Final Utility Owner Coordination Meeting with all owners		8	4			2				14
2	Final Utility Owner Coordination Meeting with NM Gas		4	2			2				8
<b>B5</b>	<b>Final Right-of-way Mapping</b>										
1	Final Right-of-way Mapping to be completed by Colliers										0
2	Coordination with ROW Bureau		4					2			6
<b>B6</b>	<b>Quality Control Review</b>										
1	QC Review of Design, Plans, and Estimate	16	40	24						4	84
	<b>Task Summary</b>	<b>24</b>	<b>130</b>	<b>106</b>	<b>16</b>	<b>270</b>	<b>96</b>	<b>378</b>	<b>536</b>	<b>4</b>	<b>1560</b>



**MANHOUR SUMMARY (RFP 21-PW-019)**  
**Final Design for Priority Projects**

	ACTIVITIES	Principal-In Charge	Project Manager	Senior Engineer	Structural Engineer	Project Engineer	Engineer EIT III	Senior Designer	Project Designer	Project Admin	Summary by Task
<b>C. AS2 Final Design (Pre-PSE) - Priority Project 1</b>											
<b>C1</b>	<b>Final Roadway Design</b>										
1	Road and Roundabout Design		8			40		60			108
2	Signing and Striping Plans		8			16		16	40		80
3	Traffic Control Plans					20		24			44
4	Retaining Wall Design	2	4		8		24	40			78
5	Landscaping Design - By DPS										0
6	Plan Production		4			64		80	64		212
7	Pre-Final Bid Documents, Special Provisions, & NTP's		8			12					20
	Final Certifications (ITS, Railroad, Enviro., ROW, and Utilities)										
8	<i>Wait to submit until funding is available</i>		8			8					16
9	Cost Estimate		8			18		12			38
<b>C2</b>	<b>Final Lighting Design</b>										
1	Lighting Design			4		36					40
2	Plan Production			4		36					40
3	Cost Estimate			4		12					16
<b>C3</b>	<b>Final Drainage Design</b>										
1	Drainage Design			32			16		24		72
2	Plan Production			32			16		24		72
3	Cost Estimate			8			8		4		20
<b>C4</b>	<b>Utility Coordination</b>										
1	Coordination with NM Gas Co. and subconsultant		16	8			2				26
2	Utility Owner Coordination Meeting		4	4		2	2				12
<b>C5</b>	<b>Quality Control Review</b>										
1	QC Review of Design, Plans, and Estimate	12	40	16						4	72
	<b>Task Summary</b>	<b>14</b>	<b>108</b>	<b>112</b>	<b>8</b>	<b>264</b>	<b>68</b>	<b>232</b>	<b>156</b>	<b>4</b>	<b>966</b>

<b>D. AS2 Final Drainage Report - Priority Project 1</b>											
<b>D1</b>	<b>Final Drainage Report</b>										
1	Report Text			80			40				120
2	Exhibits and Appendices						40				40
<b>D2</b>	<b>Quality Control Review</b>		4			24					28
	<b>Task Summary</b>	<b>0</b>	<b>4</b>	<b>80</b>	<b>0</b>	<b>24</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>188</b>



**MANHOUR SUMMARY (RFP 21-PW-019)**  
**Final Design for Priority Projects**

	ACTIVITIES	Principal-In Charge	Project Manager	Senior Engineer	Structural Engineer	Project Engineer	Engineer EIT III	Senior Designer	Project Designer	Project Admin	Summary by Task
<b>E. AS2 Project Management and Coordination - Priority Project 1</b>											
<b>E1</b>	<b>Project Management</b>										
1	Transportation Project Management		40								40
2	Bi-Weekly Team Meetings (9 month duration)	9	36	27		27	27	18			144
<b>E2</b>	<b>Plan Review Meetings</b>										
3	Combined 60% Plan Review with City and NMDOT. Meeting Notes incl.		4	2		2	4	2	8		22
4	Combined 90% Plan Review with City and NMDOT. Meeting Notes incl.		4	2		2	4	2	8		22
5	Pre-PSE Plan Review with City and NMDOT. Meeting Notes incl.		4	2		2	4	2	8		22
<b>E3</b>	<b>Public Involvement Meetings</b>										
6	Create and produce public meeting pamphlets for Broadmoor Blvd. Intersection. Meeting Attendance	2	24	12		4	8		8		58
7	Coordination with City and subconsultants to develop pamphlet		6	4		2	2				14
8	Develop VISSIM 3D Model of roundabout (Lee Engineering)										0
	<b>Task Summary</b>	<b>11</b>	<b>118</b>	<b>49</b>	<b>0</b>	<b>39</b>	<b>49</b>	<b>24</b>	<b>32</b>	<b>0</b>	<b>322</b>
<b>Project Totals - Phase I</b>		<b>Principal-In Charge</b>	<b>Project Manager</b>	<b>Senior Engineer</b>	<b>Structural Engineer</b>	<b>Project Engineer</b>	<b>Engineer EIT III</b>	<b>Senior Designer</b>	<b>Project Designer</b>	<b>Project Admin</b>	<b>Total</b>
		<b>73</b>	<b>486</b>	<b>445</b>	<b>38</b>	<b>865</b>	<b>433</b>	<b>1,106</b>	<b>1,268</b>	<b>12</b>	<b>4,726</b>



**MANHOUR SUMMARY (RFP 21-PW-019)  
 Final Design for Priority Projects**

	ACTIVITIES	Principal-In Charge	Project Manager	Senior Engineer	Structural Engineer	Project Engineer	Engineer EIT III	Senior Designer	Project Designer	Project Admin	Summary by Task
<b>PRIORITY PROJECT 2 - LOMA COLORADO BLVD.</b>											
<b>F. AS2 Pre-Final Design (60%) - Priority Project 2</b>											
<b>F1</b>	<b>Pre-Final Roadway Design</b>										
1	Road and Roundabout Design		4			40		40	40		124
2	Road and Roundabout Vertical Design and 3-D Modeling		8			40		120			168
2	Signing and Striping Plans		8			24		32	60		124
3	Traffic Control Plans		24			24		120	40		208
4	Retaining Wall Design	8	8		12		40		80		148
5	Landscaping Design - By DPS										0
6	Plan Production					40		140	200		380
7	Cost Estimate		12			12		12	12		48
<b>F2</b>	<b>Pre-Final Lighting Design</b>										
1	Lighting Design			8		40					48
2	Plan Production			4		40					44
3	Cost Estimate			2		8					10
<b>F3</b>	<b>Pre-Final RRFB Design</b>										
1	Rapid Flashing Beacon Design			8				8			16
2	Plan Production			8				4			12
3	Cost Estimate			4							4
<b>F4</b>	<b>Pre-Final Drainage Design</b>										
1	Drainage Design			30			48		24		102
2	Plan Production			16			40		80		136
3	Cost Estimate			8			8		8		24
<b>F5</b>	<b>Subsurface Utility Investigations</b>										
1	Initial Coordination with NM Gas Co. and subconsultant		12	8			2				22
2	Initial Utility Owner Coordination Meeting		4	2			2				8
3	SUE Level A Potholing - By Colliers										0
<b>F6</b>	<b>Geotechnical Testing</b>										
1	Borehole testing at intersection - By NV5 Geotechnical										0
2	Internal Coordination		2		2			2			6
<b>F7</b>	<b>Preliminary Right-of-way Mapping</b>										
1	Preliminary Right-of-way Mapping to be completed by Colliers										0
2	Kick-off Meeting with ROW Bureau		4					2			6
<b>F7</b>	<b>Quality Control Review</b>										
1	QC Review of Design, Plans, and Estimate	16	40	24						4	84
	<b>Task Summary</b>	<b>24</b>	<b>126</b>	<b>122</b>	<b>14</b>	<b>268</b>	<b>140</b>	<b>480</b>	<b>544</b>	<b>4</b>	<b>1722</b>



**MANHOUR SUMMARY (RFP 21-PW-019)  
Final Design for Priority Projects**

City of Rio Rancho  
Contract 21-PW-139  
Amendment Two  
Exhibit C2

	ACTIVITIES	Principal-In Charge	Project Manager	Senior Engineer	Structural Engineer	Project Engineer	Engineer EIT III	Senior Designer	Project Designer	Project Admin	Summary by Task
<b>G. AS2 Final Design (90%) - Priority Project 2</b>											
<b>G1</b>	<b>Final Roadway Design</b>										
1	Road and Roundabout Design		4			24		40	40		108
2	Road and Roundabout Vertical Design and 3-D Modeling		4			32		100			136
2	Signing and Striping Plans		4			20		24	60		108
3	Traffic Control Plans		20			20		80	80		200
4	Retaining Wall Design	8	8		12		40		80		148
5	Landscaping Design - By DPS										0
6	Plan Production					32		120	160		312
7	Preliminary Bid Documents Creation, Special Provisions, & NTP's		12			16					28
8	Preliminary Certifications (ITS, Railroad, Enviro., ROW, and Utilities)		16			12					28
9	Cost Estimate		6			18		12			36
<b>G2</b>	<b>Final Lighting Design</b>										
1	Lighting Design					8		32			40
2	Plan Production					2		12			14
3	Cost Estimate					2					2
<b>G3</b>	<b>Final RRFB Design</b>										
1	Rapid Flashing Beacon Design			6				4			10
2	Plan Production			4				4			8
3	Cost Estimate			2							2
<b>G4</b>	<b>Final Drainage Design</b>										
1	Drainage Design			40	8	16	12		20		96
2	Plan Production			32			24		40		96
3	Cost Estimate			6			8		16		30
<b>G5</b>	<b>Final Utility Coordination</b>										
1	Final Utility Owner Coordination Meeting with all owners		8	4			2				14
2	Final Utility Owner Coordination Meeting with NM Gas		4	2			2				8
<b>G6</b>	<b>Final Right-of-way Mapping</b>										
1	Final Right-of-way Mapping to be completed by Colliers										0
2	Coordination with ROW Bureau		4					2			6
<b>G7</b>	<b>Quality Control Review</b>										
1	QC Review of Design, Plans, and Estimate	16	40	24						4	84
	<b>Task Summary</b>	<b>24</b>	<b>130</b>	<b>120</b>	<b>20</b>	<b>202</b>	<b>88</b>	<b>430</b>	<b>496</b>	<b>4</b>	<b>1514</b>



**MANHOUR SUMMARY (RFP 21-PW-019)**  
**Final Design for Priority Projects**

	ACTIVITIES	Principal-In Charge	Project Manager	Senior Engineer	Structural Engineer	Project Engineer	Engineer EIT III	Senior Designer	Project Designer	Project Admin	Summary by Task
<b>H. AS2 Final Design (Pre-PSE) - Priority Project 2</b>											
<b>H1</b>	<b>Final Roadway Design</b>										
1	Road and Roundabout Design		8			40		60			108
2	Signing and Striping Plans		8			16		16	40		80
3	Traffic Control Plans					20		24			44
4	Retaining Wall Design	2	4		8		24	40			78
5	Landscaping Design - By DPS										0
6	Plan Production		4			64		80	64		212
7	Pre-Final Bid Documents, Special Provisions, & NTP's		8			12					20
	Final Certifications (ITS, Railroad, Enviro., ROW, and Utilities)										
8	<i>Wait to submit until funding is available</i>		8			8					16
9	Cost Estimate		8			18		12			38
<b>H2</b>	<b>Final Lighting Design</b>										
1	Lighting Design			4		36					40
2	Plan Production			4		36					40
3	Cost Estimate			4		12					16
<b>H3</b>	<b>Pre-Final RRFB Design</b>										
1	Rapid Flashing Beacon Design			4				4			8
2	Plan Production			2				2			4
3	Cost Estimate			2							2
<b>H4</b>	<b>Final Drainage Design</b>										
1	Drainage Design			32			16		24		72
2	Plan Production			32			16		24		72
3	Cost Estimate			8			8		4		20
<b>H5</b>	<b>Utility Coordination</b>										
1	Coordination with NM Gas Co. and subconsultant		16	8			2				26
2	Utility Owner Coordination Meeting		4	4		2	2				12
<b>H6</b>	<b>Quality Control Review</b>										
1	QC Review of Design, Plans, and Estimate	16	40	16						4	76
	<b>Task Summary</b>	<b>18</b>	<b>108</b>	<b>120</b>	<b>8</b>	<b>264</b>	<b>68</b>	<b>238</b>	<b>156</b>	<b>4</b>	<b>984</b>



**MANHOUR SUMMARY (RFP 21-PW-019)  
Final Design for Priority Projects**

City of Rio Rancho  
Contract 21-PW-139  
Amendment Two  
Exhibit C2

	ACTIVITIES	Principal-In-Charge	Project Manager	Senior Engineer	Structural Engineer	Project Engineer	Engineer EIT III	Senior Designer	Project Designer	Project Admin	Summary by Task
<b>I. AS1 Final Drainage Report - Priority Project 2</b>											
<b>I1</b>	<b>Final Drainage Report</b>										
1	Report Text			80			40				120
2	Exhibits and Appendices						40				40
<b>I2</b>	<b>Quality Control Review</b>		4			24					28
	<b>Task Summary</b>	<b>0</b>	<b>4</b>	<b>80</b>	<b>0</b>	<b>24</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>188</b>
<b>J. AS2 Project Management and Coordination - Priority Project 2</b>											
<b>J1</b>	<b>Project Management</b>										
1	Project Management		40								40
2	Bi-Weekly Team Meetings (9 month duration)	9	36	27		27	27	18			144
<b>J2</b>	<b>Plan Review Meetings</b>										
3	Combined 60% Plan Review with City and NMDOT. Meeting Notes incl.		4	2		2	4	2	8		22
4	Combined 90% Plan Review with City and NMDOT. Meeting Notes incl.		4	2		2	4	2	8		22
5	Pre-PSE Plan Review with City and NMDOT. Meeting Notes incl.		4	2		2	4	2	8		22
<b>J3</b>	<b>Public Involvement Meetings</b>										
6	Create and produce public meeting pamphlets for Broadmoor Blvd. Intersection. Meeting Attendance	2	24	12		4	8		8		58
7	Coordination with City and subconsultants to develop pamphlet		6	4		2	2				14
8	Develop VISSIM 3D Model of roundabout (Lee Engineering)										0
	<b>Task Summary</b>	<b>11</b>	<b>118</b>	<b>49</b>	<b>0</b>	<b>39</b>	<b>49</b>	<b>24</b>	<b>32</b>	<b>0</b>	<b>322</b>
<b>Project Totals - Phase II</b>		<b>77</b>	<b>486</b>	<b>491</b>	<b>42</b>	<b>797</b>	<b>425</b>	<b>1,172</b>	<b>1,228</b>	<b>12</b>	<b>4,730</b>



**MANHOUR SUMMARY (RFP 21-PW-019)**  
**Final Design for Priority Projects**

	ACTIVITIES	Principal-In-Charge	Project Manager	Senior Engineer	Structural Engineer	Project Engineer	Engineer EIT III	Senior Designer	Project Designer	Project Admin	Summary by Task
<b>WATERLINE DESIGN - PRIORITY PROJECT 1 &amp; 2</b>											
<b>K. AS2 Waterline Design - Priority Project 1</b>											
<b>K1</b>	<b>Waterline Design</b>										
1	60% Design and Plan Production		4	28			66				98
2	90% Design and Plan Production		2	24			68				94
3	PSE Design and Plan Production			20			44				64
	<b>Task Summary</b>	<b>0</b>	<b>6</b>	<b>72</b>	<b>0</b>	<b>0</b>	<b>178</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>256</b>
<b>L. AS2 Waterline Design - Priority Project 2</b>											
<b>L1</b>	<b>Waterline Design</b>										
1	60% Design and Plan Production		4	32			76				112
2	90% Design and Plan Production		2	30			60				92
3	PSE Design and Plan Production			24			40				64
	<b>Task Summary</b>	<b>0</b>	<b>6</b>	<b>86</b>	<b>0</b>	<b>0</b>	<b>176</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>268</b>
<b>Project Totals - Waterline Design - Priority Project 1 &amp; 2</b>		<b>Principal-In-Charge</b>	<b>Project Manager</b>	<b>Senior Engineer</b>	<b>Structural Engineer</b>	<b>Project Engineer</b>	<b>Engineer EIT III</b>	<b>Senior Designer</b>	<b>Project Designer</b>	<b>Project Admin</b>	<b>Total</b>
		<b>0</b>	<b>12</b>	<b>158</b>	<b>0</b>	<b>0</b>	<b>354</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>524</b>



**MANHOUR SUMMARY (RFP 21-PW-019)**  
**Final Design for Priority Projects**

ACTIVITIES		Principal-In- Charge	Project Manager	Senior Engineer	Structural Engineer	Project Engineer	Engineer EIT III	Senior Designer	Project Designer	Project Admin	Summary by Task
<b>SANITARY SEWER LINE DESIGN - PRIORITY PROJECTS 1 &amp; 2</b>											
<b>M. AS2 Sanitary Sewer Design - Priority Project 1</b>											
<b>M1</b>	<b>Sanitary Sewerline Design</b>										
1	60% Design and Plan Production		2	28			40 12	36			66
2	90% Design and Plan Production		2	24			36	36			98
3	PSE Design and Plan Production			16			24	24			64
<b>Task Summary</b>		<b>0</b>	<b>4</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>96</b>	<b>0</b>	<b>0</b>	<b>228</b>

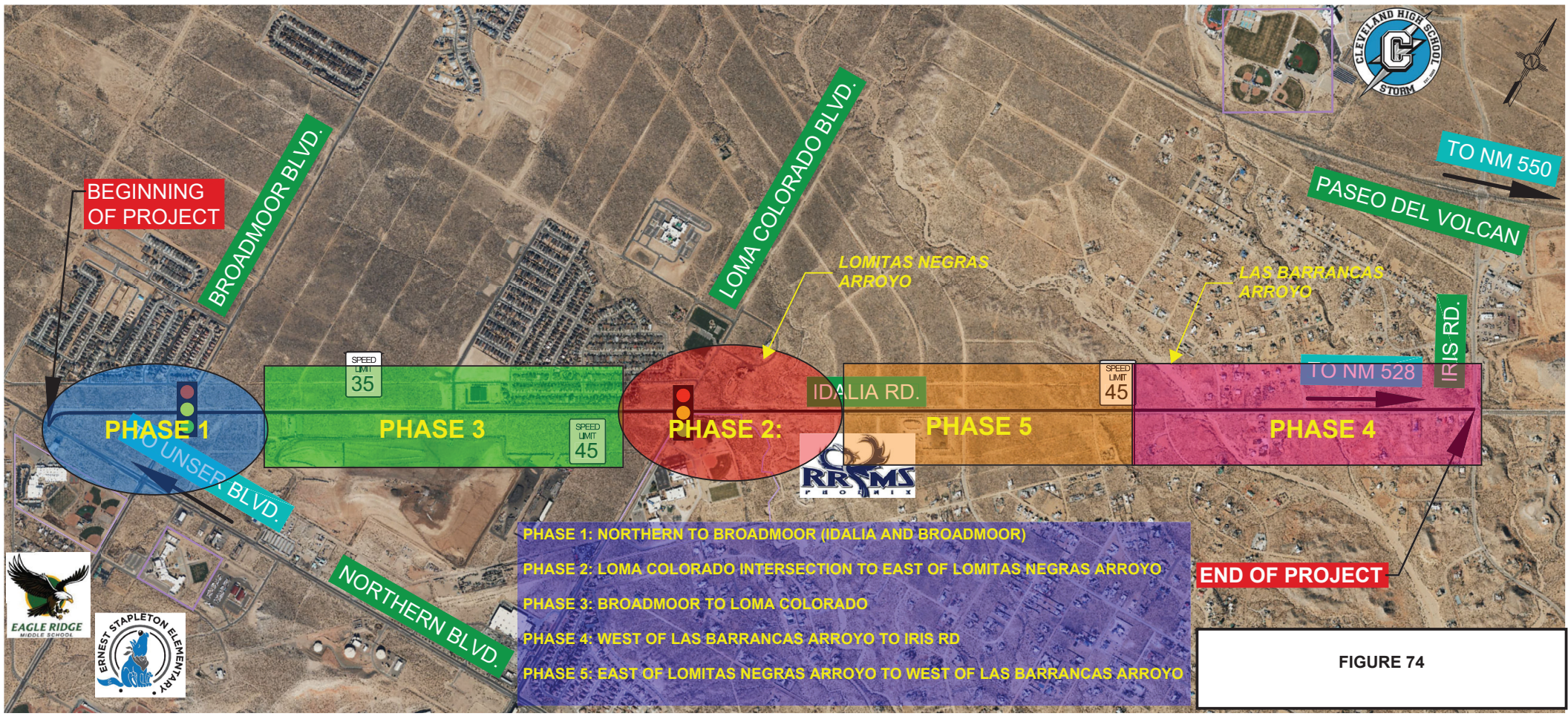
<b>N. AS2 Sanitary Sewer Design - Priority Project 2</b>											
<b>M1</b>	<b>Sanitary Sewerline Design</b>										
1	60% Design and Plan Production		2	28			40 12	36			66
2	90% Design and Plan Production		2	24			36	36			98
3	PSE Design and Plan Production			16			24	24			64
<b>Task Summary</b>		<b>0</b>	<b>4</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>96</b>	<b>0</b>	<b>0</b>	<b>228</b>

Project Totals - Sanitary Sewer Line Design - Priority Projects 1 & 2	Principal-In- Charge	Project Manager	Senior Engineer	Structural Engineer	Project Engineer	Engineer EIT III	Senior Designer	Project Designer	Project Admin	Total
	0	8	136	0	0	120	192	0	0	456

Grand Project Totals - Priorty Project 1 & 2	Principal-In- Charge	Project Manager	Senior Engineer	Structural Engineer	Project Engineer	Engineer EIT III	Senior Designer	Project Designer	Project Admin	Total
	150	992	1,230	80	1,662	1,332	2,470	2,496	24	10,436

**Idalia Rd. Project (Phase I-C, I-D, II) Schedule**

Schedule Item	Date		(Days)	Notes
	Start	End	Duration	
<b>Phase I-C Environmental</b>	<b>9/9/2021</b>	<b>2/4/2024</b>	<b>878</b>	
Agency Coordination	9/6/2021	7/25/2024	1053	
Cultural and Natural Resource Surveys	7/24/2023	11/21/2023	120	
Evaluation of Potential Impacts	11/21/2023	12/21/2023	30	
Noise Impact Analysis	9/1/2022	10/1/2022	30	Submitted
Verify Design Impacts and Enviro. Commitments	12/21/2023	2/4/2024	45	
Prepare Preliminary Environmental Document (CE)	12/21/2023	2/4/2024	45	
Submit Final CE Document	2/4/2024	3/20/2024	45	NMDOT Review Incl.
<b>Phase I-D 30% Design</b>	<b>11/1/2022</b>	<b>9/12/2023</b>	<b>315</b>	
<i>Receive NTP for Additional work</i>	<i>4/10/2023</i>	<i>4/10/2023</i>	<i>0</i>	<i>Additional Services No. 1</i>
Supplemental Survey & Data Processing	4/10/2023	5/25/2023	45	
Develop Preliminary Design Construction Plans and Estimate	11/1/2022	7/24/2023	265	
Preliminary Drainage Report Submittal	11/1/2022	7/24/2023	150	
Internal Plan Review	7/10/2023	7/24/2023	14	
<i>Submit 30% Construction Plans</i>	<i>7/24/2023</i>	<i>7/24/2023</i>	<i>0</i>	
30% Plan Review	7/24/2023	9/12/2023	50	
<i>Resubmit 30% Construction Plans</i>	<i>9/12/2023</i>	<i>10/6/2023</i>	<i>24</i>	<i>Submitted</i>
<b>Phase II 60% Design (Pre-Final) Priority Projects</b>	<b>10/27/2023</b>	<b>3/23/2024</b>	<b>148</b>	
<i>Receive NTP for Additional work</i>	<i>10/27/2023</i>	<i>11/10/2023</i>	<i>14</i>	<i>NTP Date</i>
Develop Pre-Final Design Construction Plans and Est.	11/10/2023	3/9/2024	120	
Preliminary Utility Owner Meeting	11/10/2023	12/10/2023	30	
Public Meeting No. 3	1/9/2024	2/18/2024	40	Set up after Enviro. Field Work and Evaluations have been completed.
Property Owner Meeting No. 1	12/25/2023	2/13/2024	50	Setup at or before Public Meeting
Internal Plan Review	2/24/2024	3/9/2024	14	
<i>Submit 60% Construction Plans</i>	<i>3/9/2024</i>	<i>3/9/2024</i>	<i>0</i>	
60% Plan Review	3/9/2024	3/23/2024	14	
<b>Phase II 90% Design (Final) Priority Projects</b>	<b>3/23/2024</b>	<b>7/25/2024</b>	<b>124</b>	
Develop Pre-Final Design Construction Plans and Est.	3/23/2024	7/11/2024	110	
2nd Utility Owner Meeting	3/23/2024	4/22/2024	30	
Property Owner Meeting No. 2 (If nec.)	6/11/2024	7/11/2024	30	
Internal Plan Review	6/27/2024	7/11/2024	14	
<i>Submit 90% Construction Plans</i>	<i>7/11/2024</i>	<i>7/11/2024</i>	<i>0</i>	
90% Plan Review	7/11/2024	7/25/2024	14	
<b>Phase II Pre-PSE (Final) Priority Projects</b>	<b>7/25/2024</b>	<b>12/5/2024</b>	<b>133</b>	
Develop Pre-PSE Design Construction Plans and Est.	7/25/2024	10/8/2024	75	
Final Utility Owner Meeting	7/25/2024	8/8/2024	14	
Property Owner Meeting No. 3 (If nec.)	9/8/2024	10/8/2024	30	
Internal Plan Review	9/24/2024	10/8/2024	14	
<i>Submit Pre-PSE Construction Plans</i>	<i>10/8/2024</i>	<i>10/22/2024</i>	<i>14</i>	
Pre-PSE Plan Review	10/22/2024	11/5/2024	14	
<i>Revise and Submit Final Production Plans and wait until Project Funding is Available - Separate Contract</i>	<i>11/5/2024</i>	<i>12/5/2024</i>	<i>30</i>	<i>Dates will fluctuate</i>
<b>Right-of-way Mapping</b>	<b>3/9/2024</b>	<b>8/1/2025</b>	<b>510</b>	
Develop Preliminary ROW Impact Maps	3/9/2024	5/8/2024	60	
<i>Submit Preliminary ROW Maps (Priority Projects)</i>	<i>5/8/2024</i>	<i>8/6/2024</i>	<i>90</i>	
<i>Submit Final ROW Maps (Priority Projects)</i>	<i>8/6/2024</i>	<i>10/5/2024</i>	<i>60</i>	
ROW Acquisition (Pending Funding)	10/5/2024	8/1/2025	300	Estimated Acquisition Time
<b>PS&amp;E Plan Submittal - Separate Contract</b>				Will negotiate when ROW is completed.
<b>Final 100% Plan Submittal - Separate Contract</b>				Will negotiate when ROW is completed.



**FIGURE 74**

**AMENDMENT TWO**  
**TO CONTRACT 21-PW-139**  
**BETWEEN**  
**THE CITY OF RIO RANCHO**  
**AND**  
**WHPACIFIC, INC.**

**WITNESSETH:**

WHEREAS, the City of Rio Rancho (“City”) and WHPacific, Inc. (“Contractor”) entered into a Contract 21-PW-139 dated June 29, 2021; and

WHEREAS, Contract 21-PW-139 has been in effect since that time; and

WHEREAS, the “City” and “Contractor” hereby wish to amend said Contract; and

NOW THEREFORE, in consideration of each other, the “City” and “Contractor” agree that said Contract shall be amended to include revisions to the Scope of Services Exhibit A, Cost Summary Exhibit B, and the Project Schedule Exhibit C as attached here to.

All other terms and conditions not specifically modified herein shall remain in full force and effect.

IN WITNESS WHEREOF, “City” and “Contractor” have executed this instrument and the Amendment is effective as of the date of the last signature.

**CITY OF RIO RANCHO**

**WHPACIFIC, INC.**

By: \_\_\_\_\_  
Matthew B. Geisel, City Manager

By: \_\_\_\_\_  
Hal Byrd, Director of Transportation Services

Date: \_\_\_\_\_

Date: Nov. 10, 2023

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Josh Rubin, City Attorney

Date: \_\_\_\_\_