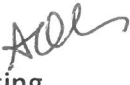



City of Santa Fe, New Mexico

memo

Date: September 14, 2018

To: Community Development Commission

Via: Alexandra Ladd, Director 
Office of Affordable Housing

From: Jacqueline Beam, Planner 
Office of Affordable Housing

Re: Approval of Change of Source Funding for Casa Familia Sprinkler System PSA

ACTION REQUESTED

Approve change of funding source from Community Development Block Grant (CDBG) to Affordable Housing Trust Fund (AHTF) to support the final phase of the St. Elizabeth Casa Familia Rehabilitation project, lowering proposed project cost from \$66,278 to \$59,000.

BACKGROUND

For the 2016-17 project year, the Community Development Commission recommended allocation of \$40,000 of CDBG funds to support the remodel of St Elizabeth's Casa Familia project. The Professional Services Agreement (reference #16-0325) was approved by the Finance Committee (April 4, 2016), Community Development Commission (April 20, 2016), and City Council Public Hearing (May 11, 2016). Delays related to City permitting approvals, code enforcement and inspection resulted in the project not being completed by June 30, 2017. The original contract was amended to extend time of performance (reference #17-0467) through the next fiscal year, expiring on June 30, 2018.

The original contract amount of \$40,000 was not adequate to cover unanticipated costs related to the City's code enforcement requirement to add sprinklers to the facility. To cover this cost, St Elizabeth requested \$66,278 in additional funds from CDBG which was approved by the Community Development Commission as per attached memorandum and minutes from June 20, 2017. However, in the meantime, the City's Annual Action Plan for 2017 – 2018 was not accepted by HUD until December 2017, because of delays related to HUD's late grant notification process and other requested revisions. Staff was required by HUD to reprogram unexpended CDBG funds to specific projects. In this process, the additional funds for Casa Familia were not included and are subsequently committed to other projects, as per the 2017-18 Action Plan.

ITEM AND ISSUE:

Attached is a memo from St Elizabeth describing the project timeline and current status of project completion. Work has commenced as per the original scope of work and requirements of the CDBG contract which expired on June 30, 2018; however, the project costs are projected to be less than what was estimated in June 2017.

At this time, CDBG funding will not be able to be used to cover the costs of adding sprinklers to the facility without initiating a substantial amendment to the City's Action Plan. Staff also requests an exception to the AHTF granting process, specifically the requirement that funds are allocated concurrently with the process for CDBG funds, as per SFCC 26-3.9(B):

All funds shall be allocated under a request for proposal that is conducted at least annually and concurrently with the process used for the community development block grant programs and is consistent with the provisions of this section and administrative guidelines. Loans and grants shall be disbursed according to standard city procurement practices.

Staff proposes to initiate a new contract to cover the remaining costs of the project using AHTF funds (the project is allowable under the NM Affordable Housing Act). This action will not require HUD approval as the funds are local and it upholds the City's original commitment to support the extended costs of the project.

Attachments:

- A. Community Development Commission Memo & Minutes
- B. Memo from St Elizabeth



Building Futures...Changing Lives

September 13, 2018

Community Development Commission
City of Santa Fe
PO Box 909
Santa Fe, NM 87505

Dear Community Development Commission members:

I would like to begin by saying thank you for the generous and much needed support the Community Development Commission has given us over the years. We have made many capital improvements to our buildings which have resulted in better living environments for the homeless clients we serve. Back in fiscal year 2016-2017, your Commission awarded us a \$50,000.00 CDBG grant to do a major renovation on our Casa Familia Emergency Shelter for women, children and families on Berry Avenue. We reached out to our donors and we were able to leverage the CDBG funds to garner an additional \$250,000.00 for the renovation project with an expected total cost of \$300,000.00 for the project.

To say that we were unprepared for what was to come, is an understatement. While we have benefited from CDBG funded projects in the past, this project was much more extensive in scope resulting in many surprise experiences with city zoning, code and neighborhood issues. We encountered numerous problems navigating the City permit and planning process. But we are very thankful for the extra and significant help that Alexandra Ladd and Margaret D'Ambrosino gave us in our many encounters with the planning and permit departments as well as organizing city neighborhood meetings. We could not have started the project without their much needed guidance.

Needless to say, due to these issues, we were unable to start the project in a timely manner (we billed our first invoice at the end of that fiscal year on 6/30/2017!) thus necessitating us to extend the CDBG grant to the following fiscal year 2017-2018. This extension request was granted and we thank you for that. But during the spring of 2017, in the midst of everything going on, the City realized that the business license for the shelter did not reflect the number of people who were actually staying each night. This change meant that because of the renovation, the City would require us to put in a fire suppression sprinkler system. We were told that we could not do the project without putting in the sprinkler system, but the City agreed they would let us put the sprinklers in upon completion of the renovation project. We did not anticipate this additional almost \$65,000.00 expense and we were invited to submit a request to your Commission. Deborah Tang, our Executive Director at the time, submitted a request with three bids in June 2017.

804 Alarid Street
Santa Fe, NM 87505
(505) 982-6611
Fax (505) 982-5347
info@steshelter.org
www.steshelter.org

Community Development Commission
September 13, 2018
Page 2

In May 2018, we began the work on the fire suppression system as the renovation project was complete. Total anticipated cost for the sprinkler system is \$67,000.00. We have expended \$49,181.83 so far and we will pay about another \$18,000.00. We would like to ask the Community Development Commission for \$59,000.00 total for the sprinkler project and we will pay the balance. This would mean the City has given \$109,000.00 towards an almost \$370,000.00 project and we have raised the additional funds through our private donors.

As of today, the mechanical room for the raiser needs to be built, the sprinklers installed and the whole system connected. This sprinkler system will create a level of safety and security for the women, children and families staying at Casa Familia. We all understand the importance of keeping the most vulnerable in our community safe and we appreciate your support in helping us provide this.

We thank you for your time and most thoughtful consideration.

Sincerely,

A handwritten signature in black ink that reads "Edward Archuleta". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Edward Archuleta
Executive Director

City of Santa Fe, New Mexico

memo

DATE: June 9, 2017

TO: Community Development Commission

FROM: Alexandra Ladd, Director 
Office of Affordable Housing

ITEM: Community Development Block Grant (CDBG) Increase to FY 16-17 Project – Casa Familia Facility Upgrade

ACTION REQUESTED

Consider attached funding increase request (\$66,278) for the Casa Familia facility upgrade and make recommendation to the Governing Body. The funding increase effectively adds funds to the FY 16-17 project and is considered necessary to bring the facility into full compliance with fire code regulations.

ITEM AND ISSUE

In 2016, St Elizabeth was granted CDBG funds to support the remodel of Casa Familia, its shelter for women and children. The intent of the remodel was to improve the security of the front entrance, enhance operations by adding designated and private counseling space, and address some other upgrades needed for the aging building. In the course of getting building permits, it emerged that several code issues needed to be resolved to bring the building into compliance with current code requirements. The Board of Adjustment approved the code variances as well as a special use permit; however, the building's lack of an updated fire suppression and sprinkler system remains an issue.

In the meantime, unexpended funds from prior year programming were made available to be reallocated in the amount of \$200,000 approx. Staff advised St Elizabeth to procure contractor quotes and to present a request for additional funding for consideration by the Community Development Commission. The letter and quotes are attached for your information.

STAFF RECOMMENDATION

Staff recommends funding the project increase. Given the past investment of time and resources, it would be a loss at this point for the project to falter or stall because funds could not be raised from other sources. This remodel ensures that the facility will continue serving some of the most vulnerable residents of Santa Fe.

INDEX OF
CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION
MEETING
June 20, 2017

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE (S)</u>
CALL TO ORDER		1
ROLL CALL	Quorum	1
APPROVAL OF AGENDA	Approved	1
APPROVAL OF MINUTES: April 19, 2017 CDC	Approved [as amended]	2
DISCUSSION AND APPROVAL OF A RECOMMENDATION TO INCREASE CDBG FUNDING FOR the ST. ELIZABETH CASA FAMILIA SHELTER TO ENSURE COMPLIANCE WITH CODE (Alexandra Ladd)	Approved	2-3
DISCUSSION AND APPROVAL OF FUNDING RECOMMENDATIONS FROM RFP 17/22/P ("Poverty and Climate Solutions") for two projects (Alexandra Ladd):		
a. Homewise SOL Fund (\$100,000)	Approved [w/recommendation]	4-8
b. Verde Community Impact Collaborative/Youthworks (\$200,000)	Approved	8-10
ITEMS FROM THE COMMISSION		10
ITEMS FROM THE FLOOR		10-11
ADJOURNMENT	Adjourned at 5:00 p.m.	11

MINUTES OF THE
CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION MEETING
Santa Fe, New Mexico

June 20, 2017

A meeting of the City of Santa Fe Community Development Commission was called to order by Councilor Renee Villarreal, Chair on this date at 3:45 p.m. in the Market Station Offices, 500 Market Street, Suite 200, Roundhouse Conference Room, Santa Fe, New Mexico.

There was a quorum present to conduct official business as follows:

Members Present:

Councilor Renee Villarreal, Chair
Paul Goblet
Ken Hughes
Carla Lopez
John Padilla

Member(s) Absent:

2 vacancies

Staff Present:

John Alejandro, City of Santa Fe Renewable Energy Planner
Alexandra Ladd, Director, Office of Affordable Housing

Others Present:

Rebecca Baran-Rees, MoGro Mobile Grocery
Heather Vigil-Clark, YouthWorks
Jim Podesta, St. Elizabeth Shelter
Deborah Tang, St. Elizabeth Shelter
Mark Vanderlinden, Homewise
Daniel Werwath, New Mexico Interfaith Housing
Jo Ann G. Valdez, Stenographer

APPROVAL OF AGENDA

Commissioner Lopez moved to approve the Agenda. Commissioner Goblet seconded the motion. The motion passed unanimously by voice vote.

Ms. Ladd noted that the CDBG allocation announcement was made and the City will receive \$530,000 in CDBG funding.

She said Jim Podesta and Deborah Tang are present from St. Elizabeth Shelter to answer any questions the Commission might have.

Chair Villarreal asked if there were any questions.

Questions/Comments:

Commissioner Goblet asked if this was being done simply because of code.

Ms. Ladd said yes.

Commissioner Goblet asked why people did not know about the sprinklers.

Ms. Ladd said this building has been repurposed multiple times throughout the years and is an aging building that has some inadequacies.

Ms. Tang said it would be great to have a sprinkler system and would be a safety feature for everyone.

Commissioner Lopez asked if this facility was off of Cerrillos Road.

Ms. Tang said no, it is 1604 Berry Street.

Mr. Podesta said it is off of Cerrillos Road.

Chair Villarreal asked if the facility was updated to Fire Code as well and did the Fire Marshall talk about this during the inspection.

Mr. Podesta said no, not to his knowledge.

Chair Villarreal noted that there is a new National Fire Code update and she is assuming that there are new requirements for fire suppression and sprinklers.

Ms. Tang said they are happy that the sprinklers will get done.

Chair Villarreal asked if there were any questions and there were none.

Commissioner Hughes moved to recommend to the Governing Body the approval of the funding increase request in the amount of \$66,278 (to bring the Casa Familia Shelter into full compliance with the code regulations). Commissioner Lopez seconded the motion. The motion passed unanimously by voice vote.

by the Finance Committee last night, the proposal looked at a \$25,000 per house cost for installing these systems; what they wrote – and this was based on the follow up interview that the Evaluation Committee had with Homewise – into the Agreement is that there would be five (5) homes retrofitted or PV installations completed with the \$100,000; looking at a \$20,000 per house cost/expense. She informed Mr. Vanderlinden that Kate said \$20,000 last night when she was presenting at the Finance Committee meeting, so there are two amounts floating out there.

Mr. Vanderlinden said he is sure that Kate was referring to \$20,000 as an average cost.

Chair Villarreal said her concern last night is looking at solarizing homes that may need basic infrastructure improvements first, whether it is roofing or electrical needs before they can even put solar. She was worried that they would not be able to get low-income families to be able to do solar installations because of those other needs.

She said they talked about how the CDBG funding that they approved in other grant cycles would help with those home improvements needs and Homewise would be part of that—they would facilitate that support. She said this made her feel better but she is with the mindset that if they are supporting people with 80% AMI or below, that they try to concentrate on those that really do need the assistance, but to keep in mind that their homes also need support. This was her concern and she felt that Homewise answered that well enough for her to feel like this could move forward.

Chair Villarreal said it was only five homes that would get supported through this grant. She asked Mr. Vanderlinden if he could explain how they calculated that leveraged amount.

Mr. Vanderlinden said they also have the Solar Opportunity Loan Fund (SOL), which was funded by some private individuals who wanted to support solar improvements and the City wanted them to try and target a lower-income clientele to the extent that they can. They were also looking for a match so this is a good partnership to be able to put the City's money together with the existing SOL Fund. They have nearly \$600,000 in the SOL Fund and they can use this to match funds and they can use both funds for the same customers.

Chair Villarreal asked if it was new homes that are being constructed by Homewise that they are getting people into, or are these existing homes.

Mr. Vanderlinden said they can do both. In fact, they have a new emphasis now on the homes that they build where they are really trying to push solar for the customers that are buying a newly constructed home.

He said to-date, they have been much more successful in doing retrofits for existing homeowners.

structure is sound.

Chair Villarreal said her point is that they are missing out on people who do not have a structurally sound home to even utilize solar. She said there is a process to ensure the home is structurally sound but she is hoping that Homewise will intervene at the point that they realize that there is an inability to put solar panels. She hopes that Homewise will be able to use other CDBG funds to help with these improvements.

Mr. Vanderlinden said they can use CDBG home improvement funds for those who are eligible for home improvement loans.

Ms. Ladd added that in the interview process with the Evaluation Committee, one of the points that the Homewise team made that she thought was really compelling, was that right now one of the barriers to people actually completing the project of getting a PV system was either a roof or financing issue. She said with Homewise inserting themselves in this process, it is smoothing some of that pathway out for certain homeowners.

Chair Villarreal said another thing that the Finance Committee recommended was that Homewise make sure to work with solar companies that actually help the homeowner go through the process of getting tax credits and showing them what the best options are for them.

Mr. Vanderlinden said the solar contractors have indicated that this is not their expertise.

Commissioner Lopez asked if the Finance Committee approved this.

Chair Villarreal said yes.

Commissioner Hughes asked what is this Commission's role in this.

Ms. Ladd said the Commission is recommending approval to the Governing Body.

Chair Villarreal asked if there was a motion to approve Homewise's request.

Commissioner Goblet moved to approve the funding recommendations from RFP 7/22/P ("Poverty and Climate Solutions") for Homewise SOL Fund in the amount of \$100,000. Commissioner Lopez seconded the motion.

Discussion:

Commissioner Hughes offered a friendly amendment to page 1 of the proposed Agreement to change the number 20 to **40**. It will read:

2) *Homewise will leverage an additional \$400K in capital to further finance up to **40** additional loans, targeting households that make less than 80% of AMI, for the purchase of a solar photovoltaic (PV) system.*

addressing youth homelessness. Each partner agency provides resources and support for the activity related to them. Additionally, the project proposes to connect over 40 youth to jobs in weatherization, culinary arts, greenhouse management, and fire prevention. Providing energy efficiency services to 40 homes has the potential to offset 36 tons of carbon emissions per year.

Ms. Ladd said when they wrote the RFP, they were looking particularly at what are creative collaborations that the community could bring to the table, specifically leveraging different efforts of various organizations. She said the Verde Community Impact Collaborative/Youthworks did an amazing proposal, so the Evaluation Committee felt that it was unique and getting at to the objective of the RFP, which is what is the intersection between poverty and climate change.

Commissioner Lopez moved to approve the Verde Community Impact Collaborative/Youthworks project in the amount of \$200,000. Commissioner Hughes seconded the motion.

Chair Villarreal mentioned that she asked for a budget at the Finance Committee meeting so they can understand how the breakdown would be.

Ms. Vigil-Clarke said as soon as this gets approved by this Commission, she is grasping this now to get it running. She introduced Rebecca Baran-Rees of MoGro, which is one of the partners of this project.

Ms. Baran-Rees said this project is great because many of the partners have worked together and ideally, they will be able to affect the low-income households.

Commissioner Lopez asked about the nine partner agencies.

Commissioner Hughes noted that they are listed on page 1, item 1.

Ms. Baran-Rees said the Commission should keep in mind that some agencies will be in-kind partners.

Chair Villarreal asked if Food Depot-Dashing Delivery a part of this.

Ms. Baran-Rees said it is either Dashing Delivery or an additional delivery service. She is not 100% certain on that.

Ms. Ladd said Dashing Delivery was sort of thought of as a placeholder, so it is written and/or another transportation provider.

Commissioner Hughes asked Ms. Baran-Rees what she did for MoGro.

Ms. Baran-Rees said she is the Project Director and she is housed at the Santa Fe Community Foundation. She said this is a mobile grocery access program that works in

Mr. Werwath said he wanted to talk to the Commission today about the Low-Income Housing Tax Credit program. He explained that the State made some drastic changes to the program in the last year and these changes have made it very hard for Santa Fe to be competitive because they are making a lot of this points-awarded subsidy competition based on how inexpensively you can build housing; and this disadvantages Santa Fe because we have higher building costs than almost anywhere in the State. This means that they have to raise more outside funding to compete for funding.

He said the main sources of funding that the City has to support affordable rental construction would be the Community Development Block Grant funds or the Affordable Housing Trust Funds. The timeline of these things currently is set up so that the application for tax credit funding and the application for City funding happen simultaneously. He said it would be good if the City could look at creating some kind of staggered funding cycle that allows tax credit projects to be able to apply for additional subsidy funds and have them secured by the time that the February application date for tax credit projects comes around. He said this really comes down to the leveraging of funding sources.

Mr. Werwath respectfully requested that the Commission consider – during the public comment period of the Mortgage Finance Authority (MFA) qualified allocation plan for tax credits – writing a letter to MFA highlighting the fact that this type of search for cost efficiency discriminates against the highest cost communities who often have the highest affordability issues. Therefore, there is some inherent inequity in that.

Ms. Ladd noted that she has also heard this from other developers.

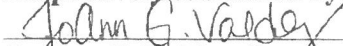
Chair Villarreal said she is willing to work with Ms. Ladd on this.

ADJOURNMENT

Its business being completed, Commissioner Hughes moved to adjourn the meeting, second by Commissioner Goblet, the meeting adjourned at 5:00 p.m.

Councilor Renee Villarreal, Chair

Respectively submitted by:


Jo Ann G. Valdez, Stenographer



Building Futures...Changing Lives

June 8, 2017

Board of Directors

Sam Baca
President
Rick Carboni
Vice President
Emily Smith
Secretary
Grant C. Davis
Treasurer

Community Development Committee
c/o Margaret Ambrosino
City of Santa Fe – Office of Affordable Housing
PO Box 909
Santa Fe, NM 87504

Members
Marianne Luna
Don Wallis
Coralie Whitmore

RE: Supplemental CDBG Request

Ex-Officio
Deborah Tang
Executive Director

Dear Committee Members:

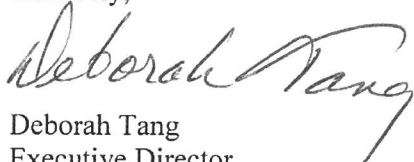
In the process of starting the Casa Familia remodeling project approved for CDBG funding in FY 2017 (July 2016 – June 2017), we encountered the unexpected need to install a fire-suppression sprinkler system in the building. This has raised the project's total costs significantly enough to affect our ability to complete it.

As a result, we were directed by City of Santa Fe staff to request additional funding of \$66,278.43 (three bids included) to pay for the installation of this system, which will improve the overall safety of the building for its homeless adult and children guests.

The project contractor has indicated that the sprinkler system can best be installed after completion of the current building remodel, estimated within the next 60 – 90 days (best case scenario) or up to 180 days (worst case scenario). These dates, therefore, will put the completion into the next fiscal year.

We are hopeful that the Committee will look favorably upon this request as it will greatly enhance our ability to provide a safer and more secure environment at Casa Familia while our staff work with the homeless single women (more than half of whom are 50 years or older) and young families with children to help them find employment, benefits, healthcare and housing.

Sincerely,



Deborah Tang
Executive Director

804 Alarid Street
Santa Fe, NM 87505
(505) 982-6611
Fax (505) 982-5347
info@steshelter.org
www.steshelter.org

Date: May 22, 2017

St. Elizabeth's Shelter Sprinkler System Bid Summary

This is a summary of the breakdown costs for the design, materials and installation of a new wet pipe fire sprinkler system. Also in this summary, one (1) quote to upgrade the fire alarm system is given, as well as one (1) quote for the underground work.

I. Fire Sprinkler Contractors (3)

1. Contractor: Split Fire Protection

Fire Sprinkler Cost Breakdown (please refer to page 3-4 for contractor bid)

Item	Cost
Design, Drawings & Submittals	\$2,500.00
Material	\$10,181.60
Labor	\$12,772.40
Total	\$25,454.00

2. Contractor: 1st Defense Fire Protection

Fire Sprinkler Cost Breakdown (please refer to page 5 for contractor bid)

Item	Cost
Material	\$14,285.43
Labor	\$8,550.00
Total	\$19,978.34

3. Contractor: Kaufman

Fire Sprinkler Cost Breakdown (please refer to page 6 for contractor bid)

Item	Cost
Material	\$15,168.00
Labor	\$10,112.00
Total	\$25,280.00

II. Fire Alarm System Upgrade (1)**1. Contractor: 1st Defense Fire Protection**

Fire Alarm System Upgrade (please refer to page 7 for contractor bid)

Item	Cost
Material	\$6,632.00
Labor	\$4,248.00
Total	\$10,880.00

IV. Underground Work (1)**1. Contractor: A&S Plumbing & Fire Protection Inc.**

Underground Work (please refer to page 8-10 for contractor bid)

Item	Cost
Bid	\$35,420.00
Total	\$35,420.00

V. Total Cost for Fire Sprinkler System, Fire Alarm Upgrade, and Groundwork

Contractor Options	Total Cost
Split Fire Protection	\$71,754.00
1st Defense Fire Protection	\$66,278.43
Kaufman	\$71,580.00

The average founding needed for this portion of the work (fire sprinkler system) is **\$69,870.78** which includes the fire sprinkler system, fire alarm upgrade, and underground work.



Split Fire Protection

4409 DRIFTWOOD AVE NW
Albuquerque, NM 87114
Tel: (505) 818-2236
SplitFireProtection@GMail.Com

6 April 2017

To: Southwest Plastering c/o Efrain Cuna

Split Fire Protection is honored to submit to you a quotation for the St. Elizabeth Shelter located at 1604 Berry Rd, Santa Fe, NM. The lump sum price is **TWENTY FIVE THOUSAND FOUR HUNDRED FIFTY FOUR DOLLARS (\$25,454.00). Plus applicable sales tax.** The work starts at a 4" plumb and true flange left inside the Fire Sprinkler room by others, and is defined further by the following clarifications and exclusions:

SCOPE

- New wet pipe system starting at the riser in the mechanical room or closet on the first floor, from a 4" flange left by others.
- We will install exposed pipe throughout the building. We can install it in plastic, if it will covered with a soffit, or in metal pipe if it is to be painted.
- A Backflow preventer will be installed on the riser inside the mechanical room, and drained to the outside.
- All material used will be brand new, nothing re-built or refurbished.
- Proposed system is based on having at least 80 psi static, 75 psi residual with 1500 GPM flowing from the Tie-in to the city line. City or County to supply water information.
- Design, drawings, product submittals to owner and AHJ
- Engineering and stamps as required

Our proposal includes, but is not limited to the following:

- Fabrication, Delivery, Loading and Unloading, and Installation of Materials
- Labor, Labor Supervision, Tools, and Equipment as Required
- General Liability Insurance \$1,000,000.00
- One Year Warranty

CLARIFICATIONS

- A Mutually agreed upon schedule and subcontract agreement
- Our quotation is based upon the building being capable of supporting our systems and devices, Split Fire Protection shall not be responsible for hanging within a set distance of panel points.
- It is the owner's responsibility to maintain the environment that the wet sprinkler system is installed to above 40 degrees F.
- The fire sprinkler piping will be substantially supported from the building structure in accordance with minimum requirements of NFPA 13 and with standard industry practices. Split Fire Protection shall not be required to furnish structural calculations or additional supports for the fire protection systems.

- All work to be done during normal business hours M-F 7:00am - 4:00pm.
- Permits and Plan check fees included
- Split Fire Protection reserves the right to add any material escalation onto proposal after 15 days past the date of this proposal. Finance charges of 2% per month will be charged on all past due accounts.
- Terms will be net 30 days from the date of the Invoice. All bids and quotes are based on our terms and conditions.

EXCLUSIONS

- Fire Watch
- Earthquake Bracing
- Underground Piping
- Water Flow tests needed on city lines to verify water supply (the City usually provides this information)
- Fire pump if city/county cannot supply the amount of water needed
- Electrical wiring of devices provided
- Sprinklers above the ceilings
- Cutting, Patching, Painting or Prep for Painting
- Covered entry
- Sprinklers above ceilings
- Sleeves and core-drilling
- Structural calculations to prove the building can hold the fire sprinkler system

Thank You for this opportunity. **If you have any comments or questions, please contact Bill Brown at the number at the top of page 1.**

Sincerely,

Kimberly L. Olivas

Kimberly L. Olivas

1ST
DEFENSE
FIRE PROTECTION

83 CAMINO TORCIDO LOOP
SANTA FE, NM 87507
505-470-3200
firstdefensefp@outlook.com

Estimate

Date	Estimate #
4/12/2017	1452

Name / Address
S.W. Plastering Co. Efrain Cuna 2925 Rufina St. Santa Fe, NM 87507

			Project
Description	Qty	Rate	Total
St. Elizabeth Shelter/ Berry St.			
Back-Flow Preventer (Inside Building w/ drain), Pipe, Fittings, Hangers, Valves, Switches, etc.	1	14,285.43	14,285.43
Sub-Total			14,285.43
Public Entity Discount		-20.00%	-2,857.09
Sub-Total			11,428.34
Labor to install Fire Sprinkler System in existing building and proposed addition. Underground Contractor to provide tap to city and pipe to building. Price also includes Design, Permit, & Inspections	1	8,550.00	8,550.00
Sales Tax Santa Fe County		6.875%	0.00
Total			\$19,978.34

KAUFMAN

FIRE PROTECTION SYSTEMS, INC.

Since 1975

751 RANKIN NE Albuquerque, NM

PH# 505-884-2447 License. # 16845 FAX# 505-884-2616

PROPOSAL

To: EFRAIN CUNA

Date: 4-6-2017

Ref: ST ELI SHELTER

Gentlemen,

We are pleased to submit the following quotation on the above-referenced project.

Work Scope:

We propose to perform all work, including labor, material, equipment, tools, and all applicable fees and permits required.

Terms: payment is due the 10th of the following month.

This bid is based on terms and conditions of AIA Document A410 subcontract form, and on exclusion of any requirement to name additional insured or to waive rights of subrogation for claims against workers' compensation, employer's liability or commercial general liability insurance. Should a contract ensue, this form shall be utilized.

(We will provide you proof of any increases.) This offer will remain for thirty days (30) from bid.

KFP INSURANCE IS FOR \$1,000,000 EACH OCCURRENCE AND \$2,000,000 AGGREGATE. IF MORE INSURANCE IS REQUIRED, IT WILL BE AT AN ADDITIONAL COST, YOU MAY REQUEST A COPY OF OUR CERT. OF INSURANCE. THIS IS THE ONLY CERT OUR CARRIER WILL ISSUE AND CANNOT BE MODIFIED.

ADDENDUM: NONE

INCLUDED:

Work to start inside the building at a flange above the floor; wet pipe system; shop drawings.

EXCLUDED:

Bond, tax, cutting, patching, electrical wiring & building fire alarms, painting, fire extinguisher and cabinets, adequate heat to prevent all sprinkler piping from freezing, temporary fire protection, core drilling, insulation, fire stopping, center of tile, abatement, underground supply, PIV.

BASE BID: \$ 25,280.00

Please contact our office if you require any further information.

Don Kaufman
President

1ST
DEFENSE
FIRE PROTECTION

83 CAMINO TORCIDO LOOP
SANTA FE, NM 87507
505-470-3200
firstdefensefp@outlook.com

Estimate

Date	Estimate #
4/12/2017	1453

Name / Address
S.W. Plastering Co. Efrain Cuna 2925 Rufina St. Santa Fe, NM 87507

			Project
Description	Qty	Rate	Total
St. Elizabeth Shelter/ Berry St. Addressable Fire Alarm Panel, Smoke Detectors, Manual Pulls, Modules for Sprinkler System, Wireless Communicator, wire, j-boxes, etc.	1	8,290.00	8,290.00
Sub-Total			8,290.00
Public Entity Discount		-20.00%	-1,658.00
Sub-Total			6,632.00
Labor to install Fire Alarm Panel to monitor newly installed Fire Sprinkler System. Estimate includes Design, permit, & Inspection.	1	4,248.00	4,248.00
Sales Tax Santa Fe County		6.875%	0.00
		Total	\$10,880.00

A & S Plumbing & Fire protection, Inc.

5720 Industry Way SE
Albuquerque, NM 87105

Phone (505) 877-2897
Fax (505) 452-1167

New Mexico Construction Industries Division, MM-98 Contractor License No. #059660
JPG License No. #06818 & 378306

New Mexico Construction Industries Division, GF09 Contractor License No. #942559

New Mexico Department Of Labor # 19-3051-1

Public Works Registration #002439820120504

Resident contractor certification # L1731224384

Veteran's preference contractor cert. # L0926266176

Date: 5/18/17

Proposal submitted: Efrain Cuna

Attn:

Phone:

Fax:

Address,

City, Alb.

State & Zip Code: NM

Job Name: fire line

Job Location: 1604 Berry ave Santa fe NM

We propose to furnish material and labor – complete in accordance with specifications below.

For the sum of: Thirty five thousand four hundred twenty dollars

BASE BID \$35,420.00 + Tax or NTTC

Payment to be made as follows: 50% down & 100% upon completion. Net due at invoice

Authorization Signature: _____

NOTE: This proposal may be withdrawn by A & S Plumbing Inc, if not accepted within thirty (30) days.

All material is guaranteed to be specified. All work to be completed in a work like manner according to standard practices. Labor and material are warranted for one year from the date of final inspection or of substantial completion of our work.

Any alteration or deviation from specifications below involving extra costs or credits will become an extra charge or credit over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, builder's risk, and any other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance. As an additional provision of the price provision, all sums due and payable pursuant to partial completion, after 30 days shall be charged 1-1/2 interest per month until paid and subsequent receipt after 30 days shall first be applied to interest and remainder to principal balance. In the event of default, the purchaser also agrees to pay a reasonable attorney fees and costs incurred, in effecting payment whether or not action is filed.

We are pleased to quote labor, materials and permits for the following:

For 4" fire line from main line in blum to new fire riser room. We will hand dig on left hand side of the building to this location. excluding any landscaping R&R in this location if any exists. Backflow and hot box will be located on the left hand side close to the side gate in the parking lot.

1-6"x 4" tapping sleeve and 4" hot tap

1- 4" Fl x mj gate valve and valve box

150' of 4" c900 PVC pipe

1- 4" mj valve and plate

1- PIV and switch

1- 4"backflow and hot box. (excluding power for heat strip by other).

1- 4"SS or DI riser in building within 2' of the outside wall

1-R&R of asphalt in street and parking lot

1-Excavation and barricade permit

Provisions for scale type pay, State wage agreements, or government Davis Bacon rates.
NOT INCLUDED.

Note: price is based on reg. HRs no after hr's or weekends is included if needed a change order will be added. Also this price is based on a site visit if the existing line size is different the price will change for the difference in materials needed. If the depth are not normal depth price may change for any special equipment that maybe needed.

If during excavation we encounter any rock or any other substructures that cause delays in progress or necessitate the use of special equipment or procedures to complete the work, there will be an additional charge.

We do not included pro-rata, UEC, restoration fees, or any other fees assessed by any governing agency, if applicable.

Unless specifically stated above, we do not include Tax, plumbing, HVAC, bonds, R&R of drywall, block, tile or any other surface, roofing, cathodic protection, erosion control, construction fencing, in-port or export of any and all soils, dewatering, electrical, design, engineering, city or pnm meters, bonded street cuts, saw cutting of concrete or asphalt removal or replacement, any and all catch basins, concrete collars or structures, compaction tests, barricading fees, irrigation repair if any, surveying, construction water, rip rap, construction staking, the restoration of any landscaping (trees, bushes, shrubs, grass, gravel, ground coverings, sidewalks,, etc.), if applicable.

IF YOU WISH TO ACCEPT THIS PROPOSAL, PLEASE SIGN AND RETURN ONE COPY TO THIS OFFICE.

WE MUST RECEIVE A SIGNED COPY OF THIS PROPOSAL, AND YOUR PAYMENT BEFORE WORK CAN BE SCHEDULED.

ACCEPTANCE OF PROPOSAL the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: **Date:**