



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, December 23, 2024 6:00 PM
Agenda

Please silence all electronic devices.

Mayor - Joshua Ramsell

Mayor Pro Tem - Lawrence R. Gordon

Council - Arthur Apodaca, Thomas Nelson, Matthew Marquez

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Consent Agenda

- 1. Approval of Minutes Regular Business Meeting December 9, 2024**
- 2. Approval of Accounts Payable**

Public Comment: The Council will take public comments in written format. These should be emailed to admin@riocommunities.net through 4:45 PM on Monday, December 23, 2024. These comments will be distributed to all Councilors for review. If you wish to speak during the public comment session, the Council will allow each member of the public to three (3) minutes to address the Council. Both the public and Council will follow rules of decorum. Give your name and where you live. The public will direct comments to the City Council. Comment(s) will not be disruptive or derogatory.

The Council will not take action or engage in discussion regarding the comments made or received, but when appropriate the matters raised may be referred to staff or others for further review. Both the public and Council will follow rules of decorum. Derogatory Comments or matters under litigation will not be allowed and any person or persons addressing the Council are liable for their own statements, not the Council. Statements are limited to a maximum of 3 minutes duration. Please give your name and where you live for the record.

Manager Report

Action Items

- 3. Discussion, Consideration, and Decision – Approval of Public Access (Right of Way) Easement Agreement Granting the City of Rio Communities Access for a Public Road**
- 4. Discussion, Consideration, and Decision – Approval to Seek Proposal for Park Planning and Design from Planned Collaborative (Morrow Reardon Wilkerson Miller) not to Exceed \$50,000**

Executive Session - For the purpose of discussion for threatening or pending litigation pursuant to NMSA 10-15-1(H)(7) (Sandoval VS City of Rio Communities)

- * Motion and roll call vote to go into closed session**
- * Motion and roll call vote to go back into the regular business meeting session**
- * Welcome everyone back and statement by the Mayor:**

Council Discussion

Adjourn

Please join us from the comfort and safety of your own home by entering the following link: @
<https://www.facebook.com/riocommunities>

NOTE: THIS AGENDA IS SUBJECT TO REVISION UP TO 72 HOURS PRIOR TO THE SCHEDULED MEETING DATE AND TIME (NMSA 10-15-1 F). A COPY OF THE AGENDA MAY BE PICKED UP AT CITY HALL, 360 RIO COMMUNITIES BLVD, RIO COMMUNITIES, NM 87002. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY WHO IS IN NEED OF A READER, AMPLIFIER, QUALIFIED SIGN LANGUAGE INTERPRETER OR ANY OTHER FORM OF AUXILIARY AND OR SERVICE TO ATTEND OR PARTICIPATE IN THE MEETING, PLEASE CONTACT THE MUNICIPAL CLERK AT 505-861-6803 AT LEAST ONE WEEK PRIOR TO THE MEETING OR AS SOON AS POSSIBLE.



City of Rio Communities Council Regular Business Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Monday, December 09, 2024, 6:00 PM
Minutes

Please silence all electronic devices.

Mayor - Joshua Ramsell

Mayor Pro Tem - Lawrence R. Gordon

Council - Arthur Apodaca, Thomas Nelson, Matthew Marquez

Call to Order

Mayor Ramsell called the meeting to order at 6:00pm

Pledge of Allegiance

Councilor Apodaca led the pledge of allegiance

Roll Call

Governing Body

Mayor Joshua Ramsell
Councilor Lawrence Gordon
Councilor Thomas Nelson
Councilor Art Apodaca
Councilor Matthew Marquez

Staff

Manager Dr. Martin Moore
Deputy Clerk Lalena Aragon
Police Chief Felix Nunez
Fire Chief Andrew Tabet
City Attorney Randy VanVleck

Approval of Agenda

Motion made by Councilor Gordon to approve the agenda as presented. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote.

Approval of Consent Agenda

Motion made by Councilor Marquez to approve the consent agenda. Seconded by Councilor Gordon.

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote.

Finance Officer Roy Hubbard was sworn in by City Manager Dr. Moore.

Public Comment:

No public comments

Manager Report

City Manager Dr. Moore gave an update on the bypass road. He stated that Arcosa has awarded a bid to a contractor for construction and that they have an agreement with the State Economic Development Department for funding. He explained that they are waiting for minor corrections. Dr. Moore stated that he will be calling a special meeting as soon as the City gets the contract. He stated that the price is approximately 6.6 million that it will be funded by the State. Dr. Moore thanked everyone who helped with the City's Christmas event this weekend.

Councilor Marquez asked about the progress on Don Diego road. City Manager Dr. Moore explained the City is waiting for the final agreement and is expecting construction to start in the spring.

Council Marquez asked about Goodman Ave. and if the City was still moving forward with this project. City Manager Dr. Moore stated the City is working on it.

Councilor Marquez asked about the progress on Maverik and the cleanup of that property. City Manager Dr. Moore stated that he ~~as~~ spoke to Maverik and was directed to send a letter to the development manager.

Councilor Marquez then asked about the speed bumps that have no indicators on them. City Manager Dr. Moore stated that the Public Works Supervisor is aware of this and is including it in his work plan.

Councilor Marquez asked who authorizes new job positions in the City. City Manager Dr. Moore explained that new job positions are authorized based on availability of funds in the budget by Council.

Councilor Marquez asked if there have been any new jobs added in the City that the Council doesn't know about. City Manager Dr. Moore stated not to his knowledge.

Councilor Marquez asked Police Nunez and Fire Chief Tabet if there were any new positions added that have not been included in the budget. Fire Chief Tabet stated no. Police Chief Nunez stated he changed the title of an existing position.

Councilor Apodaca asked if Dr. Moore had an estimated time for the groundbreaking of Maverik. City Manager Dr. Moore explained that the groundbreaking is scheduled for April.

Councilor Apodaca stated that he would like to use caution as a City with the Maverik property and stated that the City has dealt with this property for a long time and now they are the new owners; it is only a few months before groundbreaking. He stated he would like the City to start off on the right foot.

There was a discussion.

Discussion, Consideration, and Decision – Resolution 2024-13 Adopting an Infrastructure Capital Improvement Plan (ICIP)

City Manager Dr. Moore explained that he took the information that was approved by Council at the last meeting for the ICIP. ~~and~~ The resolution will go along with the ICIP and ~~he~~ will be submitted to the State.

Motion made by Councilor Nelson to approve resolution 2024-13 Adopting an Infrastructure Capital Improvement plan. Seconded by Councilor Marquez

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Resolution 2024-14 Official Holidays for 2025

Councilor Marquez stated he would like to add an employee appreciation day to this schedule. Councilor Marquez made a motion to add an employee appreciation day. Motion died.

City Manager Dr. Moore suggested that the Council approve this schedule today to ensure our employees get New Year's Day off, and then come back with an amended Holiday resolution in January. He explained that there has been discussion with staff about possibly giving up a few holidays during the year and having a winter break.

Motion made by Councilor Nelson to approve Resolution 2024-14 Official Holidays for 2025 as is and to come back the first week of January to make an amendment. Seconded by Councilor Gordon.

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Adding Finance Officer Roy Hubbard as Signer on all City Bank Accounts

City Manager Dr. Moore explained that it is standard practice for a finance officer to be a signer on City bank accounts. He explained payments require two signatures. He explained that it needs to be approved by the Council to add Roy Hubbard as a signer.

Motion made by Councilor Gordon to approve adding Finance Officer Roy Hubbard as a signer on all City bank accounts. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote.

Discussion, Consideration, and Decision – Contract Amendments for NM Local Government Law

City Manager explained that there is a request from the NM local Government Law for an amendment to the contract in relation to rate fees and expenses.

City Attorney VanVleck explained that they are asking for a modest increase and stated in the past two years, the cost of delivering services has increased.

Councilor Marquez stated that \$150 to \$180 is a 17% increase and is not a modest increase. He stated any increases that needed to be made should have been made prior to the renewal of the contract in

October. He went over the increases and explained the federal cola increase as of 2025 is 2.5% and in 2024 it was a 5.2%, That is a 7.7% not a 17% increase. He stated again that any increase should have been brought up in the renewal of the contract. He explained that there is an \$80,000 set limit for the contract, and he went over the invoices that the City has paid to the attorney. He explained that if the City continues at the new rate, it will be about \$87,000. The City would be a month without an attorney. He continued to go over the increase in invoices and asked why there was such an increase.

City attorney VanVleck stated he does a lot of work for the City.

There was a discussion.

Councilor Gordon stated that there are minimum errors in the work that is being done.

Councilor Nelson stated that it was too big of a jump.

Mayor Ramsell asked if the attorney increased other client's rates last year and did not include an increase to the City's rates. City Attorney VanVleck stated they did increase rates to other clients, and they did not increase the City's rates.

There was a discussion.

Councilor Marquez made a motion to increase the rate to 7.7%. Seconded by councilor Nelson.

There was an out of order discussion.

Voting Yea:

Councilor Nelson

Councilor Marquez

Voting Nay:

Councilor Gordon

Councilor Apodaca

Motion failed with a 3-2 vote Mayor breaking the tie by voting nay.

Motion made by Councilor Gordon to approve the Contract Amendments for NM Local Government Law. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon

Councilor Apodaca

Voting Nay:

Councilor Nelson

Councilor Marquez

Motion passed with a 3-2 vote Mayor breaking the tie by voting yea.

Discussion, Consideration, and Decision – Appointment of Michael Melendez for Planning & Zoning Commission.

City Manager Dr. Moore explained that Mr. Melendez has a good background and knowledge in Planning and Zoning.

Mayor Ramsell explained that he sat down and talked with Mr. Melendez and stated that he would be a great fit for the City to help the City move forward.

Councilor Nelson asked if anyone has done any background on Mr. Melendez and stated he doesn't think he is a good fit for the City.

Councilor Marquez went over his resume and stated that there in an error on his resume.

Councilor Gordon made a motion to table the appointment until things get straightened out. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote

Discussion, Consideration, and Decision – Resolution 2024-15 Declaring 303 Horner as a Dangerous/Nuisance Property

City Manager stated that there are homeless going in and out of the building and it is a danger to residents and children.

Councilor Nelson made a motion to declare 303 Horner as a Dangerous/Nuisance Property. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote

Council Discussion

Mayor Ramsell stated that the Judge has resigned and stated if anyone in the public is interested in filling this position, turn in a letter of interest to the City.

Apodaca presented a piece of property that the City already owns as a location for a Veteran's Memorial. He explained that there will also be room to add another memorial. He stated that he would like to move forward with this and have it finished as soon as next year to hold the Veteran's ceremony at our memorial site. He also stated that Ralph Mimms wanted to let Council know on behalf of Nick Blea, Council and their wives are invited to a Christmas party this Saturday at the Golf Course at 5:30pm.

Councilor Nelson thanked the Police Chief for all the videos and the Grinch event. He then stated that the Judge sent in a letter of resignation the day before thanksgiving and in the City newsletter that came out before Thanksgiving it said to be announced under the Municipal Judge. He then talked about the Universal Waste contract and talked about another business wanting to offer a roll off service in the City. He then explained that he is ordering trash cans and other items from the beautification grant.

Councilor Gordon thanked all involved in the Christmas party.

Councilor Marquez stated that the City received the Judge's resignation letter on November 26th and the Council didn't receive it until the 6th of December. He stated that the newsletter was sent out before Council was informed of the Judge's resignation and this is a failure on the Mayor and the City Manager. He is requesting all newsletters get approved by Council before being published. He stated he has talked to Mrs. Good and asking to be involved in the Newsletter and has not heard back from her or anyone else. He stated that he will send another email to Mrs. Good. Mayor and Dr. Moore and will now be a part of that newsletter.

City Manager Dr. Moore stated that there is a line a division between the legislative policy making body of this City and the management of this City. ~~and~~ He respectfully requested that line be respected. He

also requested that false statements that are not verified be accredited as fact. In addition, he also respectfully requested that the members of this Governing Body stand up in respect for each other and not make derogatory comments behind each other's backs where members of the public can hear. He stated that the City needs to act respectfully and courteously. He stated that things like the newsletter, the City is willing to sit down and look at it and explain anything that can be explained and remove things that are not factual or verifiable. He stated that the meetings be conducted professionally with respect and decorum.

Councilor Marquez stated that he will send an email to Dr. Moore, Commissioner Good and the Mayor stating that he will be involved in the next and future newsletters.

City Manager Dr. Moor stated he will follow the direction of the Council as a body.

Councilor Nelson stated he doesn't mind if Councilor Marquez is a part of the Newsletter committee.

Councilor Gordon stated that the newsletter is an independent body and should stay that way.

Councilor Marquez stated that previously the City had Councilor Gutjahr on the Committee and Commissioner Good because City funds are being used.

Mayor Ramsell explained that previous it was Sandy Shower as editor; she was doing everything up until this past year.

Councilor Apodaca stated he thinks the City should keep it separate and apart from anyone on City Council being a part of the committee.

There was a discussion.

Mayor Ramsell wished everyone a Merry Christmas and thanked all that were part of the Christmas event and everyone who made the event happen.

Executive Session - ~~For the purpose of~~ Regarding the Fire Chief Evaluation pursuant to NMSA 10-15-1(H)(2) - Limited Personnel Matters

*** Motion and roll call vote to go into closed session**

Motion made by Councilor Apodaca to go into closed session for the purpose listed above. Seconded by Councilor Gordon.

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote at 7:29pm.

Motion and roll call vote to go back into the regular business meeting session

Motion made by Councilor Nelson to go back into the regular business meeting session. Seconded by Councilor Godon.

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote at 9:01

Welcome everyone back and statement by the Mayor:

Motion made by Councilor Nelson to approve the Mayor's statement. Seconded by Councilor Gordon.

Voting Yea:

Councilor Gordon
Councilor Apodaca
Councilor Nelson
Councilor Marquez

Motion passed with a 4-0 vote

Adjourn

Motion made by Councilor Gordon to adjourn. Seconded by Councilor Apodaca. Motion carried at 9:02pm.

Respectfully submitted,

Dr. Martin Moore, Municipal Clerk
(Taken and Transcribed by Lalena Aragon, Deputy Clerk)

Date: _____

Approved:

Joshua Ramsell,
Mayor

Lawrence R. Gordon,
Mayor Pro-tem/Councilor

Arthur Apodaca,
Councilor

Thomas Nelson,
Councilor

Matthew Marquez,
Councilor



Rio Communities, NM

Accounts Payable Approval Report

By Fund

Payable Dates 12/9/2024 - 12/19/2024

Post Dates 12/9/2024 - 12/19/2024

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Fund: 11000 - General Operating Fund				
Department: 0001 - No Department				
HCA Health Care Authority	INV0005475	12/16/2024	DENTAL	441.89
HCA Health Care Authority	INV0005476	12/16/2024	DISABILITY	48.87
Globe Life & Accident Insuran	INV0005477	12/16/2024	GLOBE LIFE INSURANCE	56.00
HCA Health Care Authority	INV0005478	12/16/2024	HEALTH	6,940.05
HCA Health Care Authority	INV0005479	12/16/2024	VISION	80.92
State of New Mexico Child Su	INV0005483	12/16/2024	Case ID 000177753	138.46
Department 0001 - No Department Total:				7,706.19
Department: 2001 - Manager				
Verizon Wireless	9979196167	12/12/2024	City Manager	40.01
Department 2001 - Manager Total:				40.01
Department: 2002 - General Administration				
NM Water Service Company	85.73	12/16/2024	Water - Utilities	85.73
NM Water Service Company	INV0005451	12/16/2024	Water - Utilities	493.78
PNM	INV0005472	12/18/2024	CH-Electricity-Utilities	120.24
Department 2002 - General Administration Total:				699.75
Department: 2004 - Finance/Budget/Accounting				
Verizon Wireless	9979196167	12/12/2024	Finance	80.04
Department 2004 - Finance/Budget/Accounting Total:				80.04
Department: 5101 - Public Works				
Verizon Wireless	9979196167	12/12/2024	Public Works	121.22
Department 5101 - Public Works Total:				121.22
Department: 5104 - Highways and Streets				
PNM	INV0005455	12/19/2024	Streetlights-Electricity-Utilitie	216.72
Department 5104 - Highways and Streets Total:				216.72
Fund 11000 - General Operating Fund Total:				8,863.93
Fund: 20900 - Fire Protection				
Department: 3002 - Fire Protection				
Verizon Wireless	9979196167	12/12/2024	Fire Department	120.03
NM Water Service Company	INV0005452	12/18/2024	Water - Utilities	49.26
PNM	INV0005454	12/19/2024	FD - Electricity - Utilities	111.65
Department 3002 - Fire Protection Total:				280.94
Fund 20900 - Fire Protection Total:				280.94
Fund: 29700 - County EMS GRT				
Department: 2002 - General Administration				
Verizon Wireless	9979196167	12/12/2024	EMS	81.38
Department 2002 - General Administration Total:				81.38
Fund 29700 - County EMS GRT Total:				81.38
Grand Total:				9,226.25

Report Summary

Fund Summary

Fund	Expense Amount
11000 - General Operating Fund	8,863.93
20900 - Fire Protection	280.94
29700 - County EMS GRT	81.38
Grand Total:	9,226.25

Account Summary

Account Number	Account Name	Expense Amount
11000-0001-22040	Garnishments Payable	138.46
11000-0001-22050	Healthcare Insurance Pa	6,940.05
11000-0001-22055	Dental Insurance Payabl	441.89
11000-0001-22060	Vision Insurance Payable	80.92
11000-0001-22075	Disability Payable	48.87
11000-0001-22080	Miscellaneous Employee	56.00
11000-2001-57160	Telecommunications	40.01
11000-2002-57170	Utilities - Electricity	120.24
11000-2002-57173	Utilities - Water	579.51
11000-2004-57160	Telecommunications	80.04
11000-5101-57160	Telecommunications	121.22
11000-5104-57170	Utilities - Electricity	216.72
20900-3002-57160	Telecommunications	120.03
20900-3002-57170	Utilities - Electricity	111.65
20900-3002-57173	Utilities - Water	49.26
29700-2002-57160	Telecommunications	81.38
Grand Total:		9,226.25

Project Account Summary

Project Account Key	Expense Amount
None	9,226.25
Grand Total:	9,226.25

Authorization Signatures

MAYOR & COUNCILORS

JOSHUA RAMSELL, MAYOR

LAWRENCE GORDON, COUNCILOR

ARTHUR APODACA, COUNCILOR

MATTHEW MARQUEZ, COUNCILOR

THOMAS NELSON, COUNCILOR

ATTEST:



By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP BANK CODE-AP BANK CODE						
VEN04763	Bank of America, N.A.	12/19/2024	Regular	0.00	2,148.79	4729
	Void	12/19/2024	Regular	0.00	0.00	4730
VEN04222	Boundtree Medical	12/19/2024	Regular	0.00	558.55	4731
VEN01000	BRADY COMPANIES LLC	12/19/2024	Regular	0.00	226.01	4732
VEN04231	Century Link	12/19/2024	Regular	0.00	103.48	4733
VEN04417	Napa Auto Parts	12/19/2024	Regular	0.00	14.24	4734
VEN04162	NM Self Insurers' Fund	12/19/2024	Regular	0.00	56,719.00	4735
VEN04915	Occupational Health Centers of the !	12/19/2024	Regular	0.00	172.20	4736
VEN04503	Rio Communities Service Station	12/19/2024	Regular	0.00	127.22	4737
VEN04582	Valencia County Fiscal Office	12/19/2024	Regular	0.00	1,318.85	4738
VEN04877	Village of Bosque Farms	12/19/2024	Regular	0.00	30,680.50	4739
VEN04598	Wells Fargo Financial Leasing	12/19/2024	Regular	0.00	2,670.60	4740
VEN04173	Advanced Communications and Elec	12/19/2024	EFT	0.00	30,338.80	101090
VEN04785	Albuquerque Regional Economic Alli	12/19/2024	EFT	0.00	65.00	101091
VEN04185	Amazon Business	12/19/2024	EFT	0.00	1,430.03	101092
VEN04884	Gayle A. Jones	12/19/2024	EFT	0.00	622.73	101093
VEN04620	HDR Engineering, Inc.	12/19/2024	EFT	0.00	42,228.22	101094
VEN04896	Municipal Emergency Services Inc.	12/19/2024	EFT	0.00	1,209.00	101095
VEN04792	NM Local Government Law	12/19/2024	EFT	0.00	2,163.26	101096
VEN04527	Sharp Electronics Corporation	12/19/2024	EFT	0.00	1,555.29	101097
VEN04628	SJT Group LLC	12/19/2024	EFT	0.00	1,880.75	101098
VEN04886	Trenton Parnell	12/19/2024	EFT	0.00	8,800.00	101099
VEN04600	Wilfred O. Chavez, Pharmacy Consul	12/19/2024	EFT	0.00	125.00	101100

Bank Code AP BANK CODE Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	25	11	0.00	94,739.44
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	17	11	0.00	90,418.08
	42	23	0.00	185,157.52

Fund Summary

Fund	Name	Period	Amount
99000	Pooled Cash Fund	12/2024	185,157.52
			185,157.52

Authorization Signatures

MAYOR & COUNCILORS

JOSHUA RAMSELL, MAYOR

LAWRENCE GORDON, COUNCILOR

ARTHUR APODACA, COUNCILOR

MATTHEW MARQUEZ, COUNCILOR

THOMAS NELSON, COUNCILOR

ATTEST:



RIO COMMUNITIES **PARKS MASTER PLAN**

PREPARED BY



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TABLE OF CONTENTS

Introduction.....	2	Design Considerations	10
Scope.....	2	Overview	10
Overview	2	Community Park	10
Placeholder.....	3	Design Consideration	10
Public Involvement	4	Neighborhood Park	12
Overview	4	Design Consideration	12
Survey Summary.....	4	Trails	14
Site Visit.....	4	Design Consideration	14
Existing Conditions	6	Pocket Park	16
Land Use & Zoning	6	Design Consideration	16
Land Ownership & Site Consideration.....	6	Design Consideration	18
Opportunities	6	Recommendations	20
Park Facilities	6	Implementations	22
Trail Facilities	8	Funding Sources	22
		Opinion of Probable Construction Cost.....	24

INTRODUCTION

Scope

In 2019, Rio Communities commissioned a Parks Master Plan to develop a vision and framework for parks and open space areas located within their boundaries. Currently, Rio Communities has no developed, community owned park facilities. Furthermore, there are limited parcels or tracts of land held by Rio Communities which can be developed into park facilities.

The plan aims to identify potential park sites and serve as a guide in creating a series of park and open space areas to serve the community. The Parks Master Plan establishes a range of facilities, including community parks, neighborhood parks, pocket parks, and trails. Each of these facilities serve a different need and offer a different set of amenities. The location and design will guide future park development.

This document includes an existing condition discussion, followed by design considerations, an implementation section with funding sources, and an Opinion of Probable Construction Cost for each of the proposed park/trail facilities.

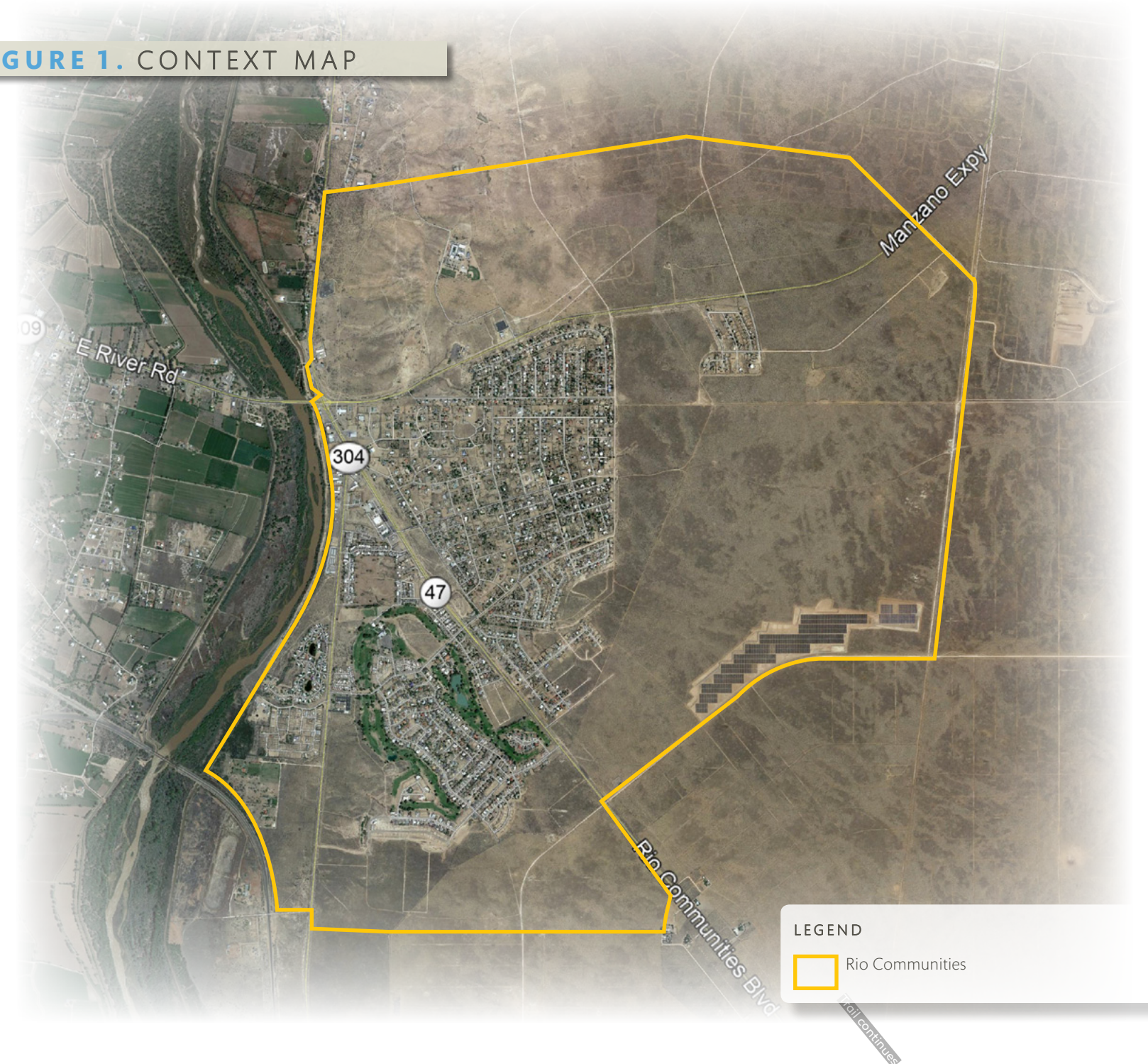
Overview

Rio Communities is located in the southern part of Valencia County and encompasses approximately 6.1 square miles. According to the Census (2010) it has an estimated population of 4,723.

Rio Communities is nestled along the Rio Grande Valley between the communities of Albuquerque and across from Belen on the east side of the river. It was founded in 2013 as a bedroom community and has since grown into a vibrant town.

The community has a number of park facilities which were developed initially as private parks, funded by the developer(s), and maintained financially by the established Homeowner's Associations (HOA). As the developers pulled out of the community, the HOA's were no longer able to maintain the park facilities and these sites now sit abandoned and in disrepair. This has created the need for a public park system that is maintained by the community serving its citizens to gather and recreate outdoors.

FIGURE 1. CONTEXT MAP



PUBLIC INVOLVEMENT

Overview

Rio Communities has had strong interest in developing a park system to fill the demand for outdoor recreation. Individuals both within the community and municipal leadership are keenly focused on taking steps to implement a park system. The council has appointed a ‘Park Committee’ comprised of local citizens. Also, there have been investigations into funding sources, implementation of a public survey, and a tour of potential park site locations.

Survey Summary

The Council issued a park survey to citizens prior to MRWM’s involvement to get a sense of community needs. The survey results have been distilled down into concise objectives to meet goals, including but not limited to developing a safe community, creating an aesthetic community, and sustaining and improving infrastructure. The results are included in this document. The full srvey is located in the Appendix.

Site Visit

During this master planning exercise, there has been much discussion related to the first steps to obtaining and developing a park site. Due to numerous thoughts and opinions, it was decided to host a site tour of the 5 most suitable sites for park development. On this tour, the pros and cons of each site as related to its conceptual design were discussed.



L2: Plan And Develop A Safe Community

2.13	Construct covered shelters at school and public bus stops.
2.14	Provide clearly marked pedestrian crosswalks, sidewalks, other public pedestrian walkways, and bicycle trails.
2.15	Identify and mitigate all potentially dangerous intersections.

L3: Create An Aesthetic Community

3.4	Encourage cleaning (trash removal), infill and development of vacant lots with suitable low-maintenance landscaping that mitigates weeds. Encourage the planting of native plants and vegetation in vacant lots and open spaces.
3.7	Develop and implement a Highway Beautification Plan for roadways, medians, and intersections. Maintain and mow roadways and right-of-ways to property lines.
3.10	Support the development of Neighborhood Beautification Programs.
3.11	Identify each neighborhood with signs and encourage unity through distinctive landscaping or other means. Develop community gardens as a means to improve neighborhood aesthetics and cohesion, and as a source of fresh produce for higher housing density areas.

L4: Diversity Local Economy

4.6	Develop a city center concept around the new municipal multipurpose complex that encourages small service oriented business and specialty shops.
4.7	Establish a cultural and tourism “Welcome” center in or around the new municipal multipurpose complex. Encourage arts in the center.

4.8	Establish a program that promotes special events, festivals, arts and crafts, fairs, farmer’s markets, and other activities that specifically promote local business.
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L5: Sustain And Improve Infrastructure

5.4	Identify all city owned real property (to include all parks and open spaces, whether city or privately owned), and assets (e.g. vehicles, equipment, supplies, etc.)
5.5	Develop a plan for the potential development of all vacant land, parks, and open spaces.

L6: Provide Quality Health Care Resources and Options

6.8	Establish educational programs that target all ages, but with primary focus on aging adults and their related health issues.
6.9	Establish exercise programs targeted to older adults.

L8: Enhance Youth Activities

8.2	Establish a volunteer committee tasked with exploring, defining, and acquiring available large spaces for baseball, basketball, soccer, and other similar outdoor activities. Committee would also be responsible for establishing an equipment list based on space acquired.
8.4	Create a master plan for youth recreation.
8.5	Survey Rio Communities’ youth population (5-8, 9-11,12-15 and older) about their interests and desires for recreation activities.

L10: Improve Public Mobility And Transportation

10.2	Promote use of “Park and Ride” at Municipal Complex.
10.6	Connect bikeways between Rio Del Oro bikeway and UNM-VC. Research legal restrictions of moped use public bikeways.

10.8	Work with Planning and Zoning to create a standard for all new or replacement sidewalks to be a minimum of 6 feet in width to better accommodate people with disabilities.
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L11: Create Recreational Activities

11.2	Sponsor bicycle weekend rides (e.g. Manzano, Hwy 47, and Hwy 304)
11.3	Support “Heart Healthy” events (e.g. family walks along established trails.)
11.9	Sponsor photo workshops weekend competition, utilizing UNM-VC college staff for assistance.
11.10	Work toward joint use of recreational facilities in the public schools and any governmental agency that work with us.
11.11	Develop trails for running, jogging, and walking either as stand-alone facilities or part of a recreational complex.
11.12	Add picnic sites and parks designed for all ages, including very small children, Funding sources should range from legislative to private donations.
11.13	Develop a master plan for all types of recreational activities, including possible acquisition mechanisms. Secure a wide range of input from youth to senior citizens.
11.16	Work with Middle Rio Grande Conservancy District to develop an over-all open space plan that includes our city and highlights the Rio Grande River.
11.17	Work with Valencia County, Belen, and Tome to develop nature trails that benefit the entire region.

L12: Preserve Our Cultural Heritage

12.1	Promote regional, citywide and neighborhood arts and cultural events, activities and educational endeavors.
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12.3	Provide the Municipal Multipurpose Complex City to support art and cultural activities.
12.5	Solicit design concepts from the community for the development of city facilities, thoroughfares, public parks and walkways.

L13: Protect Natural Resources

13.2	Develop a water drainage plan that protects natural arroyos and drainage plains from alteration and encroachment. Plan should protect groundwater recharge areas around wells and other sensitive areas.
13.3	Institute a Water Conservation and utilization program.
13.5	Activity support recycling efforts within Rio Communities. Research local trash hauling sources that are committed to recycling efforts.
13.6	Promote low-cost xeriscaping within Rio Communities by holding yearly beautification contests.
13.10	Encourage conservation of energy resources and the reduction of air pollution by providing alternative transportation methods (e.g. pedestrian walkways and bicycling lanes) within the city.
13.13	Preserve the night sky for viewing
13.14	Encourage the use of native and drought tolerant plants and water saving irrigation techniques in both residential and commercial areas.
13.15	Institute water saving practices at all public facilities. Encourage all residents and commercial operations to conserve water by using xeriscaping and low-flow fixtures.

EXISTING CONDITIONS

Land Use & Zoning

The community is comprised of predominantly residential uses with pockets of commercial areas. Most of the residential uses are zoned as Planned Development and Single-Family Low Density (R-1). There are a few areas zoned for Parks, Recreation & Open Space (PRO), most of which are located within the Planned Development (P-D) areas. Most of the commercial uses are Community Commercial (C-1).

Land Ownership & Site Consideration

As mentioned previously, much of Rio Communities is currently privately owned and approximately half the land considered for park and trail facilities is also held privately. This requires the community to purchase the land before pursuing development.

OPPORTUNITIES

Park Facilities

Taking into account the lands held by Rio Communities, looking at the existing abandoned park sites and identifying other parcels, there are several opportunities for park sites. These various sites are distributed across the community and have their distinct advantages and disadvantages for development.

Site 1: This site is a linear parcel currently owned by the community. It meanders between residential uses and connects to an existing park at the confluence of Manzano Expy and

FIGURE 2. ZONING



Hillandale Ave. There are informal trails within the parcel. Because it is linear with pockets of larger areas, it could serve as a linear park and accommodate the adjacent residential uses. This parcel is currently not developed. Site 1 is located in the northern part of the community.

Site 2: This site is a corner tract designated as a park. The park has been abandoned and is in disrepair. There are some mature trees, a dilapidated picnic area, and parking. The site is not currently owned by the community. It is located in the northern part of the community.

FIGURE 3. LAND OWNERSHIP



Site 3: This site is round shaped and currently owned by the county. It is surrounded by residential uses within Sombrero Loop. Because of its location and shape it can be accessed from all sides. While access from the immediate proprietaries is convenient, the for other community member is challenging. This parcel is currently not developed. Site 3 is located in the northern part of the community.

Site 4: This site is located adjacent to a linear drainage tract and residential uses. It is the site of an existing park that has been abandoned by the HOA. It has a mature growth of

trees, a concrete pad, dirt trail, and parking. This parcel is not currently owned by the community. It is located in the southern part of the community.

Site 5: This site is located on a corner lot adjacent to higher density residential uses, the senior center and city hall. The center includes commercial and civic uses. It is a smaller lot and is currently owned by the community. The site is not developed. Because of its size, it could be developed as a pocket park. It is located in the east part of the community.

Site 6: This site is located adjacent to the senior center, city hall, residential and commercial uses. It is bordered by 304 to the east and Horizon Vista Blvd to the west. It is one of the larger parcels currently owned by the community. The size, location and access of this site makes it suitable for a neighborhood park. This parcel is not currently owned by the community. It is located in the east part of the community.

Site 7: This site is located adjacent to Rio Communities Blvd, the main thoroughfare. It is located adjacent to the senior center, city hall, residential and commercial uses. Because of the location and visibility of this site it is well suited to be utilized as a park serving the community. The site is undeveloped and is not currently owned by the community. It is located in the east part of the community.

Site 8: This site is located at the developed edge of the community. Rio Communities boundaries reach beyond this site with future residential uses surrounding it. The land identified is currently used as informal open space. Residents utilize the area to walk, hike and run. Amenities could be added and trails formalized. It could serve as official open space for Rio Communities with the addition of parking and rest areas. This land is not currently owned by the community.

Site 9: This site is located in the eastern portion of Rio Community within an undeveloped area of residential uses. The site encompasses approximately 27 acres. This site could serve as a recreational complex and accommodate a number of soccer and / or baseball fields when fully developed. It could become a draw for all of Rio Communities and offer amenities that other parks lack.

All parks should be constructed to serve a wide range of users and be accessible. This means that parks should provide accessible walkways and ramps. All walkways should have a minimum width of 5 feet. All activity areas should accommodate users with special needs and be designed with their requirements in mind.

Trail Facilities

Rio Communities is located along the proposed Rio Grande Trail that is anticipated to travel along the entire length of the State. The current proposed trail alignment switches from the east to the western river bank right before it enters Rio Communities. This would mean that the trail is less accessible to the community when constructed. Therefore the community should request to reconsider the alignment, to allow better access.

There are no other trails constructed within the boundaries of Rio Communities. The Opportunities map identifies locations for trail facilities. Wide sidewalks could also serve as trails.

Trails should be constructed to be accessible. This requires the trail surface to be smooth and the width to accommodate different type of users. It is best practice to allow 12 to 14 feet width for multi-use trails. A minimum width of 8 feet is recommended.



DESIGN CONSIDERATIONS

Overview

A park system is comprised of sites or facilities of different sizes/scales, functions, and with locations meant to give equitable access and opportunity for outdoor recreation to users in the community it serves. Therefore, it is necessary to create a system based on a hierarchy of scale, programming, and locations which eliminate duplicity of park amenities. This is guided by categorizing parks into 3 basic park types outlined below.

Community Park

A Community Park is meant to serve a larger number and wider range of users with programming for varying amenities. The park should be centrally located and should offer ample parking. Community Parks include amenities such as developed parking areas, larger playgrounds, restroom facilities and infrastructure for events amongst others.

A community park generally serves an area within 1- to 2-mile radius. Approx. area - 5 Acre or larger



Play Equipment



Group pavilion



Fitness equipment

Design Consideration

Due to its proximity to the Senior Center and City Hall, this park will be activated by users of all ages. Thusly, it is important to provide a range of fixed and flexible programming options that appeal to a broad age range. In addition to providing access from the existing parking and development on the east side of the park, it is also crucial to provide a reasonable amount of parking along the frontage of Highway 304 on the western edge of the site. The site slopes from east to west with a natural drainage feature along the southern edge of the parcel. The design works with the natural topographical patterns and drainage ways.

FIGURE 5. DESIGN CONSIDERATIONS - COMMUNITY PARK - SITE 6

PROGRAM ELEMENTS

- > Centrally located near city services and major roadways.
 - > Larger capacity playground.
 - > Large group pavilion in addition to small picnic pavilions.
 - > Expanded fixed programming opportunities, i.E. Sport court and fitness equipment/exercise stations.
 - > Flexible turfgrass open spaces.
 - > Concrete walking path with shaded bench seating.
- Approximate full build-out
Cost : \$1,200,000

KEY NOTES

1. Proposed Parking Lot.
2. Play Area.
3. Family Picnic Pavilion.
4. Group Pavilion.
5. Bench Seating.
6. Proposed Basketball Court.
7. Exercise Station, Typ.
8. Open Play/ Flexible Space, Turfgrass.
9. Amphitheater.
10. Native/ Revegetation Area.
11. Dry Stream Bed/ Drainage Swale.
12. 6'-0" Wide Concrete Walking Path.





Play equipment



Shaded bench seating.



Small pavilion

Neighborhood Park

The Neighborhood Park provides recreational and social functions to a neighborhood and serves the immediate community it is located within. The Neighborhood Park focuses on informal active and passive spaces that serve the neighborhoods’ recreation needs. These parks are programmed to serve a wide range of users, with spaces for recreational activities such as field games, court games, picnicking, and playground areas. Athletic fields can also be integrated that serve the community athletic organizations, youth, and other stakeholders.

A neighborhood park generally serves an area within ¼ to ½ mile radius. Approx. area - 2 - 5 Acre

Design Consideration

This park is proposed at the existing location of a park which contributed to the site selection. Some of the attributes that make this parcel suitable for a Neighborhood Park is its adjacency to an arroyo which could provide future opportunities for trail linkage. Additionally, the existing parking area can be re-constructed to serve the new park. The size of the site is also ideal for the typical amenities/programming associated with a Neighborhood Park

FIGURE 6. DESIGN CONSIDERATIONS - NEIGHBORHOOD PARK - SITE 4



PROGRAM ELEMENTS

- > Smaller capacity playground
- > Family sized picnic pavilions
- > Concrete walking path with shaded bench seating
- > Flexible turfgrass open spaces
- > Shaded bench seating
- > Quieter activities promoted

- KEY NOTES**
- 1. Existing Parking Lot To Remain.
 - 2. Future Trail Connection.
 - 3. Existing Crusher Fines Trail To Remain.
 - 4. Seating Area.
 - 5. Play Area.
 - 6. Family Picnic Pavilion.
 - 7. Shaded Bench Seating.
 - 8. Proposed Evergreen Tree, Typ.
 - 9. Proposed Canopy Tree, Typ.
 - 10. Open Play/ Flexible Space, Turfgrass.
 - 11. Berm.
 - 12. Native/ Revegetation Area.
 - 13. 6'-0" Wide Concrete Walking Path



Paved trail



Bike trail

Trails

Trails can come in different forms. They can be paved or unpaved, multi-use or geared toward a single user group. What type to choose depends on the intended use, location and extend. Trail amenities also depend on the type of trail and use. Furnishings, shade structure, interpretive signage, and landscape improvements are often implemented along shorter trails, directional signage and rest areas along longer trails. Dirt trails that are intended to have the smallest impact on their environment often come with reduced amenities to keep as much of the trail environment in its original state as possible.

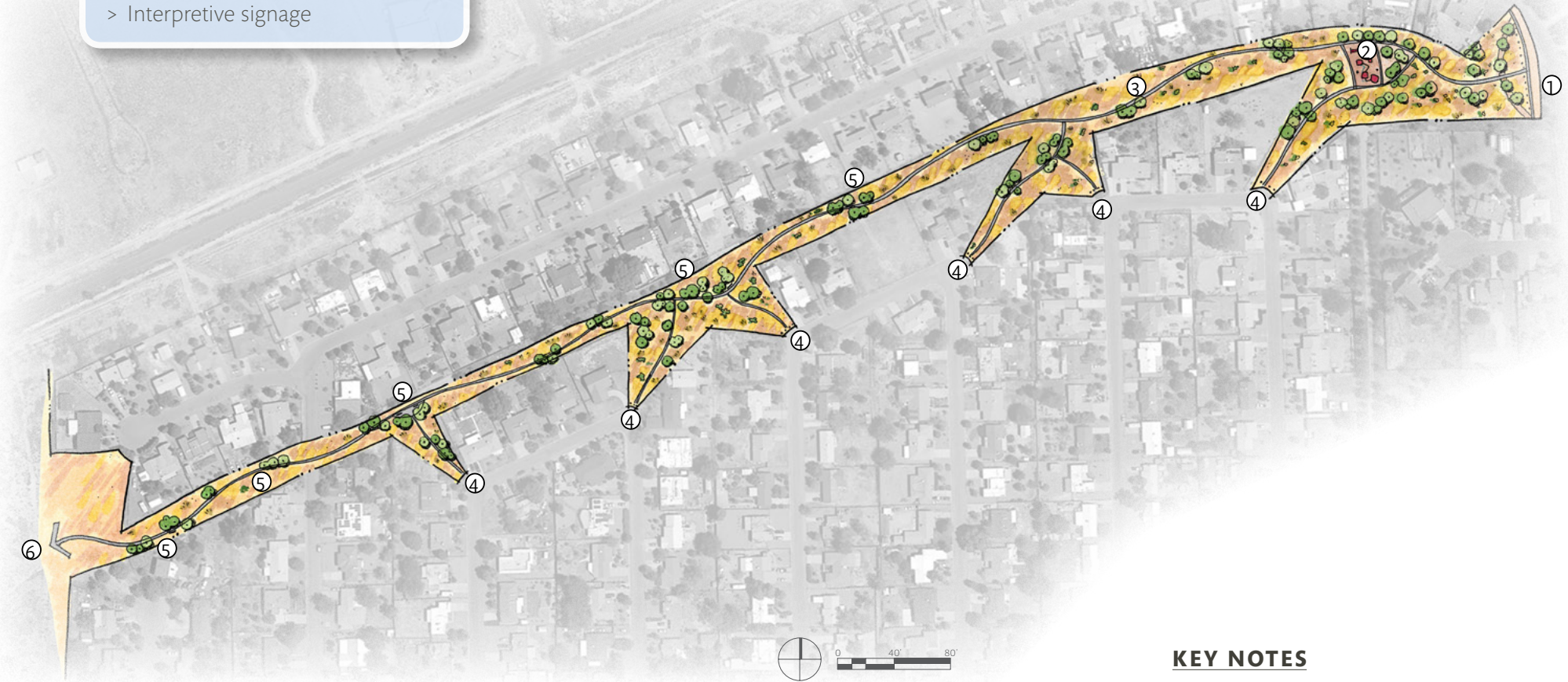
Design Consideration

This linear park site is referred to as 'The Sawtooth'. The site comprises a long and narrow parcel with areas that open up into wider spaces with access points throughout the neighborhood. This site is ideal for a trail, with would provide recreation opportunities and a link to the immediate neighborhood and potentially beyond. At the eastern end of the site, it offers a larger space where a pocket park could be installed. This space could include active and passive open space areas and on-street parking and serve the immediate neighborhood.

FIGURE 7. DESIGN CONSIDERATIONS - LINEAR PARK - SITE 1

PROGRAM ELEMENTS

- > Pavement
- > Improved landscape
- > Trash receptacles
- > Benches & rest areas
- > Interpretive signage



KEY NOTES

1. Primary trail access with parallel parking.
2. Play area with shaded bench seating.
3. 8'-0" Wide concrete hike/bike trail.
4. Secondary trail access.
5. Shaded bench seating @ 300' intervals typ.
6. Connection to park or trail along roadway.





Play ground with shaded bench seating.



Pocket Park

A pocket park serves a concentrated population living in close proximity. Pockets parks have become popular in recent years as they can be installed in small areas and oddly shaped lots. They can also be geared towards a specific population or age group. Amenities include playgrounds, furnishings, gazebos, ornamental landscape features, and community garden areas, amongst others. A pocket park generally serves an area within a ¼ mile radius.

Approx. area - 0.5-2 Acre

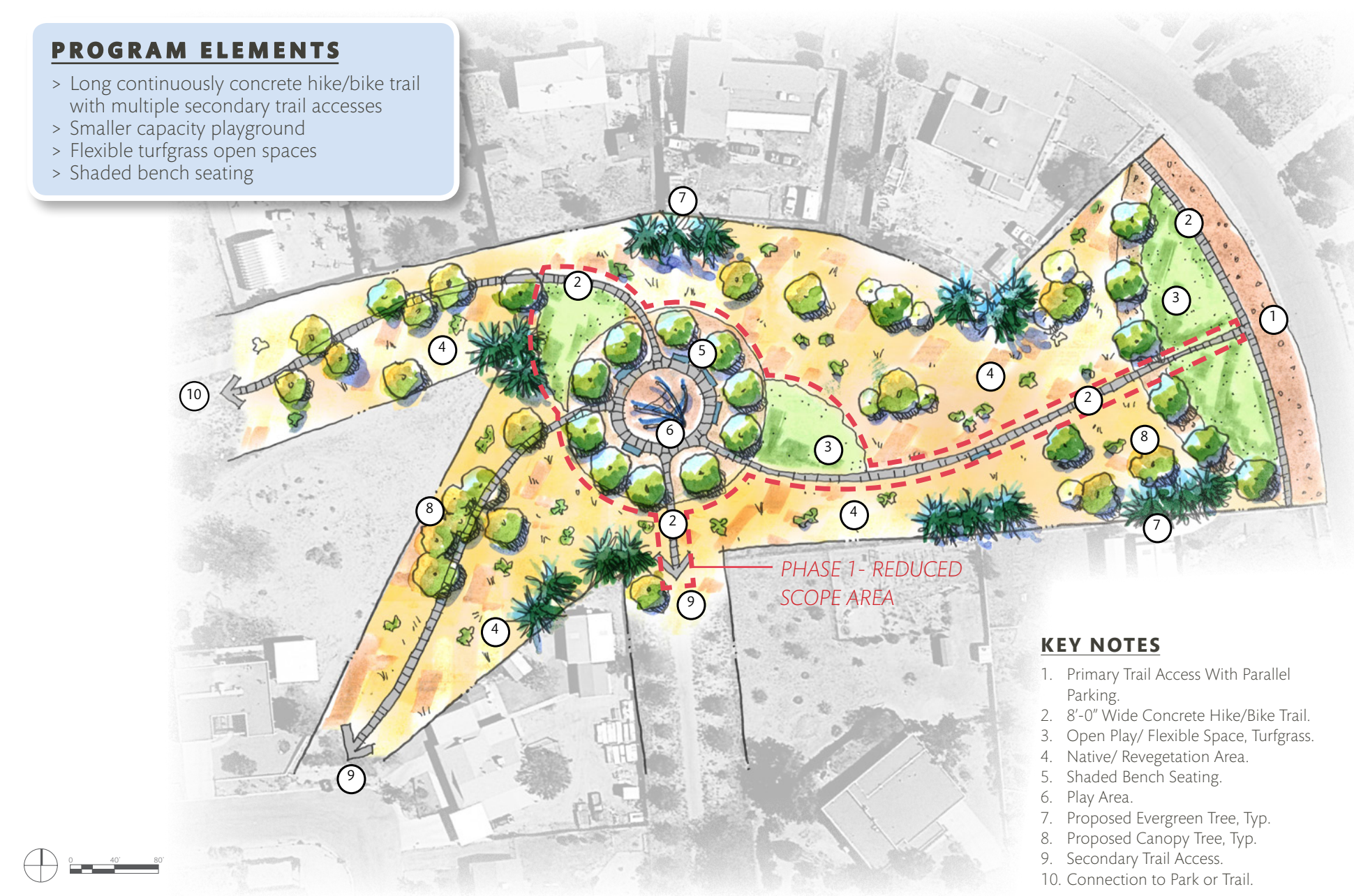
Design Consideration

Typical of most Pocket Parks, this site is smaller and makes efficient use of space to provide a selected range of amenities that can be accessed by nearby residents. There are three 'immediate' access points into the site and a connection to the larger trail system in 'The Sawtooth'. This is an advantage as the Pocket Park can potentially be accessed by the wider community.

FIGURE 8. DESIGN CONSIDERATIONS - POCKET PARK - SITE 1

PROGRAM ELEMENTS

- > Long continuously concrete hike/bike trail with multiple secondary trail accesses
- > Smaller capacity playground
- > Flexible turfgrass open spaces
- > Shaded bench seating



KEY NOTES

1. Primary Trail Access With Parallel Parking.
2. 8'-0" Wide Concrete Hike/Bike Trail.
3. Open Play/ Flexible Space, Turfgrass.
4. Native/ Revegetation Area.
5. Shaded Bench Seating.
6. Play Area.
7. Proposed Evergreen Tree, Typ.
8. Proposed Canopy Tree, Typ.
9. Secondary Trail Access.
10. Connection to Park or Trail.





Play ground



Shade structure with seating

Design Consideration

This site is adjacent to Rio Communities Blvd, a major roadways and the City Hall complex which makes this site particularly interesting. Shared parking opportunities exist in the adjacent parking area which supports City Hall and a local coffee shop. Furthermore, the coffee shop backs up to the park site and is near what will be the main access point to the park. This retail use is complimentary to the park and will provide a venue for refreshments to users and has the potential to attract coffee shop customers to use the park.

FIGURE 9. DESIGN CONSIDERATIONS - POCKET PARK - **SITE 7**



RECOMMENDATIONS

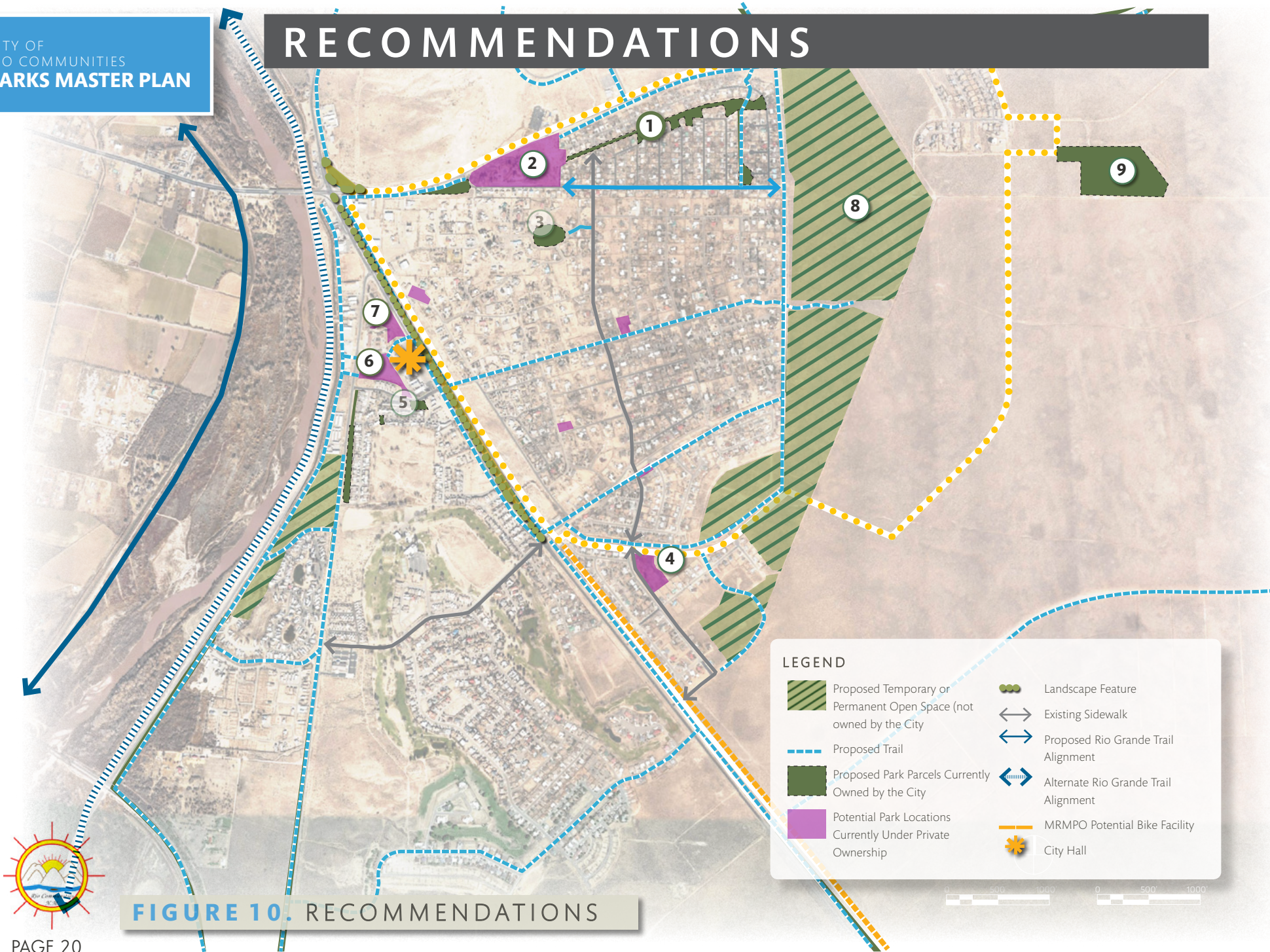
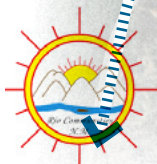


FIGURE 10. RECOMMENDATIONS

Action Matrix

TASK		ACTION	TIME FRAME	RESPONSIBILITY	FUNDING
A	Developed park to serve immediate needs of the community	<i>Develop Site 7</i>	<i>Short-term</i>	Rio Communities	Utilize existing/available funding
B	Acquire land/sites for immediate park development	<i>Acquire Site 7</i>	<i>Short-term</i>	Rio Communities	Capital Outlay
C	Acquire land/sites for future park development	<i>Acquire Site 2, 4, 6</i>	<i>Long-term</i>	Rio Communities	Capital Outlay
D	Identify funding for future projects		<i>Short-term / Long-term</i>	Rio Communities	Capital Outlay
E	Develop park system	<i>Develop Site 2, 4, 6</i>	<i>Long-term</i>	Rio Communities	Capital Outlay
F	Develop Trail System	<i>> Identify hierarchy of trails (Multi-use, paved,unpaved) > Prioritize trail sections that have the potential for highest usage > Utilize existing facilities, including drainage/utility easements, sidewalks) > Make trails ADA accessible</i>	<i>Long-term</i>	Rio Communities	Capital Outlay
G	Formalize Open Space	<i>> Adopt Use Agreement for Site 8 > Develop parking, rest area and trails</i>	<i>Long-term</i>	Rio Communities	Capital Outlay
H	Develop Recreational Complex	<i>> Study site 9 capacity > Develop program and site</i>	<i>Long-term</i>	Rio Communities	Capital Outlay



IMPLEMENTATION

To implement a consistent parks and trail system, the community will have to invest resources and prioritize projects as funding becomes available. There are a number of funding sources that Rio Communities can tap, deepening on the type and scale of project.

Funding Sources

GAMETIME PLAYGROUND GRANTS:

Provides up to 100% matching funds on eligible play equipment.

VALENCIA SOIL & WATER CONSERVATION DISTRICT:

Provides cost-share funding of up to \$5,000 in the form of tax reimbursements for each approved conservation initiative that can be incorporated into parks and trails. These include but are not limited to:

- > Rainwater harvesting
- > Pollinator planting
- > Habitat restoration
- > Community gardens
- > Noxious weed control

NEW MEXICO STATE ECONOMIC GRANT

Special projects and outdoor infrastructure fund grant:

- > \$5,000 - \$25,000 Award.
- > 50% Cash match required.

- > Up to 50% in-kind matching is allowed.
- > Shovel-ready plans required.

Eligible project types include but are not limited to:

- > Trails
- > River parks
- > Wildlife viewing areas

CAPITAL OUTLAY GRANTS

Legislative Capital Outlay funding is utilized for the creation or improvement of a fixed asset that will last at least ten years. This funding can be used for purchasing equipment or land or making improvements to roads, water and sewer systems, and buildings.

Typical capital outlay projects includes the following amongst others:

- > Planning, designing, constructing, equipping and furnishing community centers, senior centers, fire stations, libraries, courthouses and other buildings;
- > Street improvements;
- > Park renovations or equipment;
- > Acequia improvements;
- > Water and wastewater systems;

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OPINION OF PROBABLE CONSTRUCTION COST
Full Build-Out Cost - Neighborhood Park - **Site 4**

Rio Communities - Neighborhood Park
Opinion of Probable Construction Cost, August 2020

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$35,000.00	\$35,000.00
Demolition	1	LS	\$10,000.00	\$10,000.00
Grading	1	LS	\$10,000.00	\$10,000.00
Layout and Staking	1	LS	\$2,000.00	\$2,000.00
Subtotal : 65% Design				\$57,000.00
10% Contingency				\$5,700.00
Subtotal 65% Design w/ Contingency				\$62,700.00
7.8958% NMGR				\$4,950.67
Total General Conditions				\$67,650.67
Note: Prices are based on current market conditions and are subject to change.				
Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Electrical	1	LS	\$15,000.00	\$15,000.00
Lighting (security lighting)	1	LS	\$25,000.00	\$25,000.00
Concrete walks	12,690	SF	\$7.50	\$95,175.00
Crusher Fines w/ Binder	6,818	SF	\$2.50	\$17,045.00
Asphalt Paving	1,993	SY	\$25.00	\$49,825.00
Concrete Curbing	686	LF	\$15.00	\$10,290.00
Native Revegetation Seeding	42,500	SF	\$0.75	\$31,875.00
Shade Structures (approx 12'x16')	3	EA	\$15,000.00	\$45,000.00
Picnic Tables	3	EA	\$2,500.00	\$7,500.00
Benches	7	EA	\$1,500.00	\$10,500.00
Trash Receptacles	4	EA	\$800.00	\$3,200.00
Subtotal : 65% Design				\$310,410.00
10% Contingency				\$31,041.00
Subtotal 65% Design w/ Contingency				\$341,451.00
7.8958% NMGR				\$26,960.29
Total Hardscape				\$368,411.29
Note: Prices are based on current market conditions and are subject to change.				

Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$15,000.00	\$15,000.00
Irrigation	84,296	SF	\$1.50	\$126,444.00
Evergreen Trees	8	EA	\$175.00	\$1,400.00
Canopy Trees, 2" cal.	50	EA	\$350.00	\$17,500.00
Accent Trees	6	EA	\$175.00	\$1,050.00
Turfgrass Seeding	84,296	SF	\$0.75	\$63,222.00
Subtotal : 65% Design				\$224,616.00
10% Contingency				\$22,461.60
Subtotal 65% Design w/ Contingency				\$247,077.60
7.8958% NMGR				\$19,508.75
Total Landscape				\$266,586.35
Note: Prices are based on current market conditions and are subject to change.				
Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$55,000.00	\$55,000.00
EWF surfacing	5,942	SF	\$3.00	\$17,826.00
Subtotal : 65% Design				\$72,826.00
10% Contingency				\$7,282.60
Subtotal 65% Design w/ Contingency				\$80,108.60
7.8958% NMGR				\$6,325.21
Total Play Equipment & Surfacing				\$86,433.81
Note: Prices are based on current market conditions and are subject to change.				
Total Project Cost				\$789,082.12

TOTAL PROJECT COST \$789,082.12

OPINION OF PROBABLE CONSTRUCTION COST
Phase 1 Reduced Scope Cost - Neighborhood Park - **Site 4**

Rio Communities - Neighborhood Park - PH1
Opinion of Probable Construction Cost, August 2020

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$5,500.00	\$5,500.00
Demolition	1	LS	\$2,500.00	\$2,500.00
Grading	1	LS	\$2,500.00	\$2,500.00
Layout and Staking	1	LS	\$1,000.00	\$1,000.00
Subtotal : 65% Design				\$11,500.00
10% Contingency				\$1,150.00
Subtotal 65% Design w/ Contingency				\$12,650.00
7.8958% NMGR				\$998.82
Total General Conditions				\$13,648.82
Note: Prices are based on current market conditions and are subject to change.				
Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Concrete walks	2,681	SF	\$7.50	\$20,107.50
Shade Structure (approx 12'x16')	1	EA	\$15,000.00	\$15,000.00
Picnic Table	1	EA	\$2,500.00	\$2,500.00
Benches	4	EA	\$1,500.00	\$6,000.00
Trash Receptacles	2	EA	\$800.00	\$1,600.00
Subtotal : 65% Design				\$45,207.50
10% Contingency				\$4,520.75
Subtotal 65% Design w/ Contingency				\$49,728.25
7.8958% NMGR				\$3,926.44
Total Hardscape				\$53,654.69
Note: Prices are based on current market conditions and are subject to change.				

TOTAL PHASE 1 COST \$135,116.48

Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$12,000.00	\$12,000.00
Irrigation	4,431	SF	\$1.50	\$6,646.50
Turfgrass Seeding	4,431	SF	\$0.75	\$3,323.25
Subtotal : 65% Design				\$21,969.75
10% Contingency				\$2,196.98
Subtotal 65% Design w/ Contingency				\$24,166.73
7.8958% NMGR				\$1,908.16
Total Landscape				\$26,074.88
Note: Prices are based on current market conditions and are subject to change.				
Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$25,000.00	\$25,000.00
EWF surfacing	3,389	SF	\$3.00	\$10,167.00
Subtotal : 65% Design				\$35,167.00
10% Contingency				\$3,516.70
Subtotal 65% Design w/ Contingency				\$38,683.70
7.8958% NMGR				\$3,054.39
Total Play Equipment & Surfacing				\$41,738.09
Note: Prices are based on current market conditions and are subject to change.				
Total Project Cost				\$135,116.48

OPINION OF PROBABLE CONSTRUCTION COST
Full Build-Out Cost - Pocket Park - **Site 1**

Rio Communities - Pocket Park
Opinion of Probable Construction Cost, August 2020

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$18,000.00	\$18,000.00
Demolition	1	LS	\$5,000.00	\$5,000.00
Grading	1	LS	\$5,000.00	\$5,000.00
Layout and Staking	1	LS	\$1,000.00	\$1,000.00
Subtotal : 65% Design				\$29,000.00
10% Contingency				\$2,900.00
Subtotal 65% Design w/ Contingency				\$31,900.00
7.8958% NMGR				\$2,518.76
Total General Conditions				\$34,418.76
Note: Prices are based on current market conditions and are subject to change.				

Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Electrical	1	LS	\$10,000.00	\$10,000.00
Lighting (security lighting)	1	LS	\$15,000.00	\$15,000.00
Concrete walks	7,940	SF	\$7.50	\$59,550.00
Gravel Mulch	3,351	SF	\$2.50	\$8,377.50
Crusher Fines w binder	11,392	SF	\$2.50	\$28,480.00
Native revegetation seeding	72,888	SF	\$0.75	\$54,666.00
Benches	5	EA	\$1,500.00	\$7,500.00
Post & Cable Fencing	227	LF	\$10.00	\$2,270.00
Trash Receptacles	2	EA	\$800.00	\$1,600.00
Subtotal : 65% Design				\$187,443.50
10% Contingency				\$18,744.35
Subtotal 65% Design w/ Contingency				\$206,187.85
7.8958% NMGR				\$16,280.18
Total Hardscape				\$222,468.03
Note: Prices are based on current market conditions and are subject to change.				

TOTAL PROJECT COST \$333,846.84



Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$10,000.00	\$10,000.00
Irrigation	4,711	SF	\$1.50	\$7,066.50
Evergreen Trees	19	EA	\$175.00	\$3,325.00
Canopy Trees, 2" cal.	40	EA	\$350.00	\$14,000.00
Accent Trees	7	EA	\$175.00	\$1,225.00
Turf grass	4,711	SF	\$0.75	\$3,533.25
Subtotal : 65% Design				\$39,149.75
10% Contingency				\$3,914.98
Subtotal 65% Design w/ Contingency				\$43,064.73
7.8958% NMGR				\$3,400.30
Total Landscape				\$46,465.03
Note: Prices are based on current market conditions and are subject to change.				

Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$20,000.00	\$20,000.00
EWf surfacing	1,898	SF	\$3.00	\$5,694.00
Subtotal : 65% Design				\$25,694.00
10% Contingency				\$2,569.40
Subtotal 65% Design w/ Contingency				\$28,263.40
7.8958% NMGR				\$2,231.62
Total Play Equipment & Surfacing				\$30,495.02
Note: Prices are based on current market conditions and are subject to change.				
Total Project Cost				\$333,846.84

OPINION OF PROBABLE CONSTRUCTION COST
Phase 1 Reduced Scope Cost - Pocket Park - **Site 1**

Rio Communities - Pocket Park - PH1
Opinion of Probable Construction Cost, August 2020

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$7,500.00	\$7,500.00
Demolition	1	LS	\$1,500.00	\$1,500.00
Grading	1	LS	\$300.00	\$300.00
Layout and Staking	1	LS	\$1,000.00	\$1,000.00
Subtotal : 65% Design				\$10,300.00
10% Contingency				\$1,030.00
Subtotal 65% Design w/ Contingency				\$11,330.00
7.8958% NMGR				\$894.59
Total General Conditions				\$12,224.59
Note: Prices are based on current market conditions and are subject to change.				

Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Concrete walks	3,517	SF	\$7.50	\$26,377.50
Crusher Fines w binder	6,618	SF	\$2.50	\$16,545.00
Benches	3	EA	\$1,500.00	\$4,500.00
Trash Receptacles	2	EA	\$800.00	\$1,600.00
Subtotal : 65% Design				\$49,022.50
10% Contingency				\$4,902.25
Subtotal 65% Design w/ Contingency				\$53,924.75
7.8958% NMGR				\$4,257.79
Total Hardscape				\$58,182.54
Note: Prices are based on current market conditions and are subject to change.				

TOTAL PHASE 1 COST \$129,505.04

Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$10,000.00	\$10,000.00
Irrigation	4,711	SF	\$1.50	\$7,066.50
Canopy Trees, 2" cal.	10	EA	\$350.00	\$3,500.00
Turf grass	4,711	SF	\$0.75	\$3,533.25
Subtotal : 65% Design				\$24,099.75
10% Contingency				\$2,409.98
Subtotal 65% Design w/ Contingency				\$26,509.73
7.8958% NMGR				\$2,093.15
Total Landscape				\$28,602.88
Note: Prices are based on current market conditions and are subject to change.				

Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$20,000.00	\$20,000.00
EWf surfacing	1,898	SF	\$3.00	\$5,694.00
Subtotal : 65% Design				\$25,694.00
10% Contingency				\$2,569.40
Subtotal 65% Design w/ Contingency				\$28,263.40
7.8958% NMGR				\$2,231.62
Total Play Equipment & Surfacing				\$30,495.02
Note: Prices are based on current market conditions and are subject to change.				
Total Project Cost				\$129,505.04

OPINION OF PROBABLE CONSTRUCTION COST
Full Build-Out Cost - Pocket Park - **Site 7**

Opinion of Probable Construction Cost, March 2021

General Conditions				
Item	Quantity	UNIT	Unit Cost	Total
Mobilization	1	LS	\$30,000.00	\$30,000.00
Demolition	1	LS	\$5,000.00	\$5,000.00
Grading	1	LS	\$10,000.00	\$10,000.00
Layout and Staking	1	LS	\$2,000.00	\$2,000.00
Subtotal				\$47,000.00
20% Contingency				\$9,400.00
Subtotal				\$56,400.00
7.8958% NMGR				\$4,453.23
Total General Conditions				\$60,853.23

Note: Prices are based on current market conditions and are subject to change.

Hardscape				
Item	Quantity	UNIT	Unit Cost	Total
Electrical	1	LS	\$10,000.00	\$10,000.00
Lighting (security lighting)	1	LS	\$25,000.00	\$25,000.00
Concrete walks	7,059	SF	\$7.50	\$52,942.50
Crusher Fines w/ Binder	1,720	SF	\$2.50	\$4,300.00
Shade Structure (incl. slab)	1	EA	\$27,000.00	\$27,000.00
Picnic Tables	6	EA	\$1,750.00	\$10,500.00
Benches	8	EA	\$1,500.00	\$12,000.00
Trash Receptacles	4	EA	\$800.00	\$3,200.00
Subtotal				\$144,942.50
20% Contingency				\$28,988.50
Subtotal				\$173,931.00
7.8958% NMGR				\$13,733.24
Total Hardscape				\$187,664.24

Note: Prices are based on current market conditions and are subject to change.

Landscape				
Item	Quantity	UNIT	Unit Cost	Total
Irrigation controller, P.O.C Equipment, etc.	1	LS	\$12,000.00	\$12,000.00
Bubbler Irrigation for Trees	45	EA	\$150.00	\$6,750.00
Turf Irrigation	14,180	SF	\$1.50	\$21,270.00
Temp Irrigation for Native Revegetation Seeding	17,000	SF	\$0.75	\$12,750.00
Canopy Trees, 2" cal.	18	EA	\$350.00	\$6,300.00
Accent Trees	27	EA	\$175.00	\$4,725.00
Turfgrass Seeding	14,180	SF	\$0.75	\$10,635.00
Native Revegetation Seeding (in disturbed areas)	17,000	SF	\$0.75	\$12,750.00
Subtotal				\$87,180.00
20% Contingency				\$17,436.00
Subtotal				\$104,616.00
7.8958% NMGR				\$8,260.27
Total Landscape				\$112,876.27

Note: Prices are based on current market conditions and are subject to change.

Play Equipment & Surfacing				
Item	Quantity	UNIT	Unit Cost	Total
Play Equipment & Installation	1	LS	\$28,000.00	\$28,000.00
EWV surfacing	3,350	SF	\$3.00	\$10,050.00
Subtotal				\$38,050.00
20% Contingency				\$7,610.00
Subtotal				\$45,660.00
7.8958% NMGR				\$3,605.22
Total Play Equipment & Surfacing				\$49,265.22

Note: Prices are based on current market conditions and are subject to change.

Design				
Item	Quantity	UNIT	Unit Cost	Total
Design Fees - Construction Documents	1	LS	\$33,000.00	\$33,000.00
Subtotal				\$33,000.00
20% Contingency				\$6,600.00
Subtotal				\$39,600.00
7.875% NMGR				\$3,118.50
Total Design				\$42,718.50

Note: Prices are based on current market conditions and are subject to change.

Total Project Cost	\$453,377.47
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PREPARED BY

MRWM

LANDSCAPE ARCHITECTS