

United States Department of the Air Force

Air Force Materiel Command Air Force Real Property Agency (AFRPA)



Enhanced Use Leasing Kirtland Air Force Base

RFQ No. AFRPA-07-0002

REQUEST FOR QUALIFICATIONS APPENDIX F Technical References

**PROPOSALS ARE DUE NO LATER THAN
5:00 P.M. ET 24 April 2007 AT:**

JONES LANG LASALLE
200 E. Randolph Drive, 46th Flr.
Chicago, IL 60601
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APPENDIX F. TECHNICAL REFERENCES

Unless otherwise stated, the following documents are available at <http://www.jllpress.com>.

1. "Environmental Assessment for Phase 1 Kirtland Air Force Base Technology Park," prepared for Air Force Research Laboratory, dated March 2005.
2. Bernalillo County and Albuquerque Building Codes and Standards available from:
City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103
(505) 924-3860
3. Bernalillo County Building Codes and Standards available from:
Bernalillo County Zoning, Building, Planning and Environmental Health Department
111 Union Square SE, Suite 100
Albuquerque, NM 87102
(505) 314-0350
4. Installation Restoration Program (IRP) is provided in Section 5.2.2.4 of the "Kirtland Air Force Base, New Mexico, General Plan," dated 2002.
5. "Kirtland Air Force Base, New Mexico, General Plan," dated 2002. This document provides text, maps, plan graphics, and photographs and describes composite constraints and opportunities, infrastructure, land use, and capital improvements. General utility narrative and layout information is included.
6. AICUZ Study for Albuquerque International Sunport. This report contains noise contours from aircraft operations and construction criteria required to abate noise and is available from the Federal Aviation Administration.
7. "Natural Resources Program" is available at <http://www.kirtland.af.mil/Organizations/377MSG/CivilEngineer/Environ/NatResProg.htm>.
8. Standards and Guidelines for Construction, found in City/County Ordinances. For further information, contact the Albuquerque City Planning Director at (505) 924-3860.
9. Radon test results performed by 377 CES, originally tested in 1998 - Test results not available at this time.
10. Asbestos and Lead-Based Paint Identification Surveys - Not available.
11. Air Force Instruction (AFI) 34-276, "Family Child Care Programs," at <http://afpubs.hq.af.mil>.
12. Air Force Instruction (AFI) 32-1061, "Providing Utilities to US Air Force Installations," at <http://afpubs.hq.af.mil>.
13. Air Force Instruction (AFI) 64-101, "Cable Televisions Systems on Air Force Bases," at <http://afpubs.hq.af.mil>.

14. The following as-built drawings are available in electronic format.

	Water Supply Systems	14. KAFB Water Supply System EUL2.pdf
	Sanitary Sewer System	14. KAFB Sanitary Sewer EUL2.pdf
	Storm Drainage System	14. KAFB Sanitary and Storm Utilities.pdf
	Primary Electrical Distribution System	14. KAFB Eletrical_Uilities.pdf
	Natural Gas Distribution System	14. KAFB Gas EUL2.pdf

15. The Cultural Resources Management Plan is available at
<http://www.kirtland.af.mil/Organizations/377MSG/CivilEngineer/Environ/Cultural.htm>.

Design and Construction Standards

16. "Base Standardization of Building/Utility Distribution Systems," dated 13 Oct 1995.
17. "Memorandum to Chugach Management Services JV from 377 MSG/ SCXP Communications Division re: Minimum Requirements for New Communications Construction Projects," dated 30 March 2006.
18. Section 16710, "Communications Specification For Construction," dated 9 Mar 2005.
19. "Disinfection of Mains, Tanks, and Wells - Standard Operating Procedures," dated 24 Feb 2000.
20. United Facilities Criteria ("UFC") 4-010-02, "DoD Minimum Antiterrorism Standoff Distances for Buildings," dated 8 Oct 2003.
21. United Facilities Criteria ("UFC") 4-021-01, "Design and O&M: Mass Notification Systems," dated 18 Dec 2002.
22. United Facilities Criteria ("UFC") 4-010-01, "DoD Minimum Antiterrorism Standards for Buildings, dated 8 Oct 2003, Including change 1, 22 January 2007.
23. "Appendix A – Architectural Compatibility Standards and Policy Letter No. 69": "Architectural Compatibility Guide – Kirtland Air Force Base" (1997) and "Memorandum for 377CES/CC, 877CES/CC and 377CEG/CEC from 377CEG/CC re: Civil Engineer Policy Letter # 69, Base Standardization of Building/Utility Distribution Systems," dated 31 Jan 1997.

Maps

24. "Zone Atlas Page: L-16-Z," Albuquerque Geographic Information System, map amended through 5 Sep 2006.
25. "Zone Atlas Page: L-17-Z," Albuquerque Geographic Information System, map amended through 5 Sep 2006.
26. "Real Estate Tract Map 1948"
27. "Real Estate Tract Map 1972"

28. "Real Estate Tract Map 1976," dated 30 Jun 1976.
29. "Map - Potential Gravel Pit," dated 20 May 2004.
30. "Map - Areas of Exclusive and Concurrent Jurisdiction" (undated)
31. "Jurisdictional Land Survey," dated 10 Oct 1968.
32. "Military Airlift Command Comprehensive Plan – Real Estate Map (State and Federal Jurisdiction Kirtland Air Force Base)," dated 30 Jun 1976.
33. "Relocation of Recreational Facilities Map," dated 2 Feb 2007.

Title

34. "Preliminary Title Report for Proposed Enhanced - Use Lease of Air Force Property (10 USC § 2667)," from Philip D. Morrison, AFMCLO/JAVR, GS-14, dated 8 Nov 2004.
35. "Letter from Land America Albuquerque Title to Lopez Garcia Group re: Kirtland Phases 1, 2 and 3," dated 11 May 2004.
36. "Real Property Legal Records" (undated)
37. "Easements/Permits/Leases Affecting Proposed Lease" (undated)

Environmental

38. "Final Environmental Baseline Survey for the Kirtland Technology Park," prepared for Air Force Research Laboratory, dated June 2004.
39. "Finding of No Significant Impact for Kirtland Technology Park, Phase I, Kirtland Air Force Base, Albuquerque, New Mexico," dated 24 Jun 2005.
40. "Environmental Baseline Survey Enhanced Use Lease Area 2 Kirtland Air Force Base," dated 23 January 2007.

Jurisdictional Documents (Federal Enclave and State Jurisdiction)

41. "Federal Jurisdictional Status of KAFB," dated 29 Sep 2004.

Original Conveyance Documents

42. "John Stammer Warranty Deed," section 35, T10N, R3E, dated 16 Sep 1941.
43. "Burton Warranty Deed," section 35, T10N, R3E, dated 29 Oct 1941.
44. "Friend Warranty Deed," section 35, T10N, R3E, dated 18 Sep 1941.
45. "Seabolt Warranty Deed," section 35, T10N, R3E, dated 10 Jun 1941.
46. "R.J. McCanna Warranty Deed," section 35, T10N, R3E, dated 10 Jun 1941.
47. Declaration of Taking, dated 9 Sep 1953.

48. Tract 88 & 23, Quitclaim Deed, dated 14 Feb 1950.
49. Quitclaim Deed of Reversionary Intent, dated 14 Feb 1959.
50. "Petition", section 26, T10N, R3E, dated 18 Aug 1948.

Housing Documents Affecting Leased Area

51. Absolute Assignment of Leases & Rents, dated 30 Apr 2003.
52. Assignment of Mortgage by GMAC Commercial Holding Capital, dated 30 Apr 2003.
53. Memorandum of Lease between U.S. & Kirtland Family Housing LLC, dated 30 Apr 2003.
54. Quitclaim Deed, dated 30 Apr 2003.
55. Second Absolute Assignment of Leases & Rents, dated 30 Apr 2003.
56. UCC Financing Statement—Kirtland Family Housing, dated Apr 30 2003.
57. UCC Financing Statement—Kirtland Family Housing & GMAC, dated 30 Apr 2003.
58. UCC Financing Statement—US Bank, dated 30 Apr 2003.

Easements/Permits Affecting Proposed Lease Area—New Mexico Tech

59. Section 35, T10N, R3E, Easement for Road or Street, dated October 1953.
60. Kirtland Outgrant Index (Easements, Licenses, Permits, etc), dated 24 Mar 2004.
61. "Department of the Air Force - Easement for Right of Way for Power Line Poles and Anchors on Kirtland Air Force Base, New Mexico," 15 Apr 2004.
62. "Supplemental Agreement No. 5," Road Easement Amendment, 19 May 1976.
63. "Department of the Air Force - Easement for Road or Street Kirtland Air Force Base New Mexico," 28 Aug 1953.
64. "Department of the Air Force - Easement for Road or Street," New Mexico State High Way Commission, dated 16 Nov 1965.
65. "Supplemental Agreement No. 5," Department of Energy Permit.
66. "Department of the Air Force – Permit to Department of Veterans Affairs," 2 Oct 2003.
67. "Department of the Air Force – Right of Way", Easement for Chlorination Station to City of Albuquerque, dated 20 Jan 1959.

School Land

68. Deed without Warranty, dated 29 Jul 1963.
69. Supplemental Agreement No. 1 between the BOE of the City of Albuquerque and the Air Force, dated 1 Nov 1998.
70. Section 34, T10N, School Leased Area, 3.182 Acres Plus 8.5765 Acres.

71. "Declaration of Excess - Headquarters 4900th Air Base Group Air Force Special Weapons Center United States Air Force," dated 27 Nov 1961.

Capehart Leases

72. "Department of the Air Force - Lease for Armed Services Housing Project Constructed Under Title VIII, National Housing Act, as Amended, on Kirtland Air Force Base, New Mexico," Contract No. AF 29(601)-1425, 8 Dec 1958.
73. "Department of the Air Force - Lease for Armed Services Housing Project Constructed Under Title VIII, National Housing Act, as Amended, on Kirtland Air Force Base, New Mexico," Contract No. AF 29(601)-1428, 8 Dec 1958.
74. "Department of the Air Force - Lease for Armed Services Housing Project Constructed Under Title VIII, National Housing Act, as Amended, on Kirtland Air Force Base, New Mexico," Contract No. AF 29(601)-1426, 8 Dec 1958.
75. "Department of the Air Force - Lease for Armed Services Housing Project Constructed Under Title VIII, National Housing Act, as Amended, on Kirtland Air Force Base, New Mexico," Contract No. AF 29(601)-1427, 8 Dec 1958.

Miscellaneous

76. "Available Underutilized Assets" (undated)
77. Lists of AFRL Contractors, beginning with "FY05 Top 25 large Business Contractors Air Force Research Laboratory (AFRL)," dated 2006.