

## Script / Talking points for Kirtland EUL tour:

[Bus to pick-up passengers in front of Building 201 and drive along Aberdeen Ave; stop on the shoulder just before the San Mateo Curve. Unload.]

### Stop 1

**First Off, all descriptions are approximations. A survey will be completed in the near future where all the little details will be worked out as to where the exact boundaries will be placed. As of now, the entire EUL area consists of about 92 acres. We do not see this changing much more than a couple acres either way after the survey is released.**

**Also, if you have cameras, please limit the pictures to the EUL site. Also try not to direct any photos towards the gate.**

- **Sub-parcel 2B:**
  - “Sub-Parcel 2B” is bounded to the west by Truman Street and to the east by the base boundary. The southern boundary of Sub-Parcel 2B is the northern curb of Aberdeen Avenue, while the northern boundary is the base boundary which runs along Gibson. At the farthest point, the distance between the north/south boundaries is approximately 1200 ft. At the farthest point, the distance between the east/west boundaries is approximately 915 ft.
  - Sub-Parcel 2A is approximately 21 acres.
  - Building 509 is located on this parcel near the center of its northern boundary along Gibson Boulevard. Building 509 is managed by the 377th Services Squadron and used by the Ham Radio Club. It contains approximately 300 square feet. Building 509 was built in the 1960s, and whether the building contains lead-based paint or asbestos is unknown. Building 509 does not need to be returned to Kirtland AFB at the end of the lease, so Offerors may choose to remove it at any time during the lease.
  - Easements: Please refer to the appendix in the RFQ. Generally, to the north: sewer line, roadway right-of-way to Gibson, landscaping along Gibson, and a power line.
  - Utilities: Please refer to the appendix in the RFQ for all known underground utilities.
  - Pavements: Any pavements on this sub-parcel can be removed at the developers discretion. The condition of the pavements are poor or unknown.
  - Fencing: The fence that splits the sub-parcel can be removed or utilized at the developers discretion, it does not have to be returned to the base at the end of the lease.

[Bus turns around and heads west on Aberdeen Ave. Bus turns right onto unmarked road just before the West Gym and stops in parking area between the Volleyball Courts and Bowler Field. Unload bus]

### Stop 2

**To start with, all descriptions are approximations. A survey will be completed in the near future where all the little details will be worked out as to where the exact boundaries will be placed. As of now, the entire EUL area consists of about 92 acres. We do not see this changing much more than a couple acres either way after the survey is released.**

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- **Sub-parcel 2A, eastern section:**
  - This is the eastern section of sub-parcel 2A. The complete sub-parcel is 71 acres.
  - This section of “Sub-Parcel 2A” is bounded to the west by Charlene drive and to the east by Truman. The southern boundary of this section is the northern curb of Aberdeen Avenue, while the northern boundary is the base boundary which runs along Gibson. At the farthest point, the distance between the north/south boundaries is approximately 1175 ft. At the farthest point, the distance between the east/west boundaries is approximately 1975 ft.
  - Easements: Please refer to the appendix in the RFQ. Generally, to the north: sewer line, roadway right-of-way to Gibson, and landscaping along Gibson.
  - Utilities: Please refer to the appendix in the RFQ for all known underground utilities.
  - Pavements: Any pavements on this sub-parcel can be removed at the developers discretion. The condition of the pavements are poor or unknown.
  - Three ball fields, a volleyball court, a running track, and a par course will have to be relocated at the expense of the developer to another area on base. Before, these activities can be demolished, they must be constructed at our chosen location.
  - (point) the gym is omitted from this sub-parcel.

[Bus returns to Aberdeen Ave and heads west; bus turns right onto Charlene Drive. Bus continues until the road comes to a T. Bus turns left on Jason Circle. Bus stops just before the next turn. Unload.]

### Stop 3

**First Off, all descriptions are approximations. A survey will be completed in the near future where all the little details will be worked out as to where the exact boundaries will be placed. As of now, the entire EUL area consists of about 92 acres. We do not see this changing much more than a couple acres either way after the survey is released.**

**Also, if you have cameras, please limit the pictures to the EUL site. Also try not to direct any photos towards the gate.**

- **Sub-Parcel 2A, western section:**
  - This section is part of sub-parcel 2A consisting of approximately 71 acres.
  - The section extends from the base boundary to the north to a southern boundary approximately 520 feet to the south. The western boundary is Maxwell and the eastern boundary is Charlene.
  - This area used to be Family Housing so there are underground utilities. Please check the utility maps found in the appendices in the RFQ.
  - Pavements: Any pavements on this sub-parcel can be removed at the developers discretion. The condition of the pavements are poor or unknown.
  - Easements: Please refer to the appendix in the RFQ. Generally, to the north there is an easement for landscaping along Gibson.
  - If you look to the south of this parcel, several buildings are planned for construction to include a National Defense Technology Center, Starbase Facility, Spacecraft Component Integration Lab, Battlespace Environment Lab, Space Vehicles Component Development Lab, and a few others. Please see your map for exact locations.
  - Directly to the west of this parcel, New Mexico Tech leased about 8 acres and they plan to start construction in the near future.
  - Between New Mexico Tech's lease and this parcel is Maxwell St. Because Maxwell and Gibson is signalized, we see this as potential for future base entry. Of course any new access to Gibson would have to be worked with the City.

[Bus heads back to Aberdeen and Returns to Bldg 201]