

## CITY OF ALBUQUERQUE PREVAILING WAGE POLICY

If the total amount of assistance your project receives from the City of Albuquerque is more than 6%, the project may be subject to the New Mexico Subcontractors Fair Practice Act, the Public Works Apprentice and Training Act, and payment of prevailing wage rates in accordance with the New Mexico Public Works Minimum Wage Act, § 13-4-10 to 13-4-17, NMSA 1978,

### **If City assistance is more than 6% but less than 15% of total development costs:**

A project will be subject to:

- The New Mexico Subcontractors Fair Practice Act,
- The Public Works Apprentice and Training Act, and
- Payment of prevailing wage rates in accordance with the New Mexico Public Works Minimum Wage Act, § 13-4-10 to 13-4-17, NMSA 1978, for the public infrastructure component of the project only, regardless of whether the redevelopment project is deemed a public or private construction project.

### **If City assistance is more than 15%:**

A project will be subject to:

- The New Mexico Subcontractors Fair Practice Act,
- The Public Works Apprentice and Training Act, and
- Payment of prevailing wage rates in accordance with the New Mexico Public Works Minimum Wage Act, § 13-4-10 to 13-4-17, NMSA 1978, on the entire development project regardless of whether the redevelopment project is deemed a public or private construction project.

**Total Development Costs** include hard costs, soft costs, on and off-site infrastructure, and the market-rate value of land.

**Financial assistance** includes grants, loans, and tax abatements. City contributed land and impact fee waivers will not be added to the value of financial assistance. The present value of future subsidy will be calculated using a 5% discount rate. Projected returns to the City in the form of loan repayments or equity proceeds will not reduce the amount of financial assistance. The City may identify additional funding needed to cover the increased cost associated with the Prevailing Wage requirement.