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March 25, 2015

Dakota Ridge Homeowners Association

Re: Dakota Ridge Waterline Replacement

Dakota Ridge HOA board members:

Thank you for the opportunity to provide a proposal for services associated with hydraulic modeling and bidding documents to replace waterlines within the Dakota Ridge water system. This is a revision to our previous March 18, 2015 proposal.

BACKGROUND

In 2006, CDC prepared the “Dakota Ridge 2006 Water System Study”, which identifies among other items, the frequent waterline breaks experienced at Dakota Ridge. These breaks are due to a combination of factors including: pipe materials, pipe installation problems, and corrosion of ductile iron pipe. When waterline breaks have occurred, the interruption in water service impacts many homeowners or the entire subdivision, emergency repairs are required in what may be difficult conditions such as mid-winter cold temperatures, and damage can be caused to the existing road which may not be properly repaired until spring. The board has decided to proactively replace the corroding ductile iron pipe to improve the water system service reliability and to relocate the waterline out of the roadway. In previous years, Native has replaced segments of the waterline under contract with a time and materials basis. We understand that the board is now interested in competitively bidding the replacement of the remaining ductile iron pipe within their water system. We met with Ed MacArthur of Native Excavating, Inc. on February 12, 2015; and on March 3, 2015 with Medora Fralick, Tom Valicenti, a past member of the board, Jim Chubriolo, a member of the community, and Chad Whitmore of Native Excavating, Inc. to review and understand the project needs. We met with Medora Fralick and board members Sharon Pace, Tim DePuy, Tomas Stone and Carrie Hayden (by conference call) on March 23rd to review and discuss the scope of services included in our March 18, 2015 proposal. Based on that meeting, we have revised our proposed scope of services to reflect direction provided by the board to reduce our scope to include hydraulic modeling, summarize our findings, and prepare bidding documents by April 15. This revised scope of services reflects a scope of work that can be reasonably completed within the requested timeframe. Further, we understand Client does not wish to increase the number of current fire hydrant locations. It was discussed that additional fire hydrants may be added in the future.

PROJECT APPROACH

We will complete hydraulic modeling to evaluate the differences in fire flow availability if the existing 4” waterlines are replaced with 6” or 8” mains and summarize our findings in a brief memorandum.

We will prepare bidding documents suitable for private bid solicitation from selected area contractors. We plan to utilize existing Dakota Ridge water system mapping for preparation of the bid drawings. The mapping is limited to lot lines, road ROWs and some building footprints and does not include topographic mapping, aerial photos, edge of roadway or utility locations

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other than water mains. We believe the most efficient approach for bidding the work will be to utilize this existing mapping to present general alignments of the proposed water line replacement sections and include bid allowances for anticipated road crossings and pavement replacement. Utility locates will be required prior to establishing specific water line alignments. We propose obtaining utility locates and determining the specific water line alignments and road crossing locations with the selected contractor prior to construction. This approach will potentially avoid duplicate locates and reduce survey requirements. However, this approach will require determining specific installation details after the bid and will increase the potential for construction cost changes after the bid.

SERVICES BY OTHERS

The following services are anticipated to be provided by others and contracted for separately.

Survey Services:

The scope of field survey work will be determined after the snow cover has receded and prior to construction. At a minimum, a survey of utility locations is recommended in the area of work. This information can then be included in a subsequent update of the Dakota Ridge Water System drawings. Field staking of lot lines and easements and potentially ROW limits are anticipated where the construction alignment is proposed in proximity to the ROW limits or along lot line easements or other utility easements outside of ROWs. This surveying is anticipated to be completed following the release of bid packages and will be incorporated in changes provided to the selected Contractor (to the extent necessary) prior to construction. Record (as-built) survey locations are recommended for all buried fittings and above ground appurtenances to aid in future locates. The record survey locations could be provided by the Contractor.

Utility Locating Services:

Prior to construction, a utility locating service will be employed to locate dry utilities in the vicinity of the replacement alignments for the purpose of establishing the most feasible replacement alignment and locations of road crossings.

Geotechnical Services:

A field evaluation of the subsoil may be warranted at the time of construction to determine the necessary pavement section for asphalt pavement at roadway crossings or where the replacement waterline is installed in the roadway structure (if not feasible to route outside the roadway). Materials testing is recommended for trench compaction and asphalt replacement within roadways, driveways or other areas where settlement is a concern.

CLIENT RESPONSIBILITIES

It is anticipated Client will be responsible for the following items:

- Providing one year of water meter records for homeowners and WTP for review in establishing average day and max day flows for water modeling.
- Providing information on all existing easements along the water line alignment including platted easements.
- Provide copies of previous bids received from Contractors.
- Water service and sewer service line location information in the vicinity of the proposed work.
- Legal review of contract and bidding documents.
- Provide any necessary construction bonding requirements.
- Bidding administration, answering bid questions, Contractor insurance and bonding review, construction contract award.

SCOPE OF CDC's SERVICES

CDC proposes to complete the following scope of services.

Hydraulic Modeling:

- Prepare water model for the water system for calculation of fire flowrates that can be passed corresponding to various waterline pipe sizes (4", 6", and 8")
- Evaluate appropriate sizing for the dedicated pump waterline to the distribution system to meet current chlorine contact requirements of the Colorado Department of Public Health and Environment.
- Prepare a brief summary of findings for the board consideration.

Bidding Documents and Services:

- Obtain and review utility easement information provided by Client for the areas of waterline replacement.
- Conduct a field visit with Client's water system operations staff to walk the proposed waterline replacement alignment to identify known construction constraints.
- We are not anticipating completing any survey work as part of preparing bidding documents.
- Prepare draft bidding documents including general waterline alignment drawings, construction materials and installation specifications, bid form and project special provisions and any appurtenant construction details. We anticipate utilizing the City of Steamboat Springs Standard Specifications for Water Utilities. We can modify the standard specifications for specific Client requirements. The bid form will be a unit price bid form and will include estimated quantities of construction items and allowances for time and material work. The bid form will also include waterline diameter alternates.
- We understand Client wishes to use the selected Contractor's Construction Contract Forms and Conditions. We will provide standard construction contract conditions for use by Client in reviewing the selected Contractor's conditions.

The Dakota Ridge water system drawings will be updated to reflect the applicable "as-built" information for the sections of water line replaced in 2013 and 2014 when the information is available from Native Excavating Inc. We do not anticipate completing this update prior to preparing bidding drawings.

Additional Services:

These services are not included in our fee estimates. The following pre-construction services should be considered but are not able to be completed in the timeframe available for preparation of bidding documents.

- Update of recent history of waterline breaks and repairs.
- Compare the existing rural level of water service provided by the Dakota Ridge water system with a municipal level of water service. Evaluate the upgrades necessary to meet a municipal level of water service in accordance with available guidelines for fire flows, fire hydrant spacing, and water distribution tank sizing.
- Assist Client with answering bid questions, bid review and bid award.
- Inclusion of standard Construction Contract Forms and Conditions in the bidding documents or modifications to these documents.
- Other services not specifically identified in the proposal.

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The following construction services should be considered. We anticipate meeting with Client to determine the construction services responsibilities of CDC following preparation of the bidding documents.

- Attend a pre-construction meeting with Client, Contractor to review the construction requirements for the project.
- Coordinate utility locates and easement staking.
- Site visit with selected contractor and Client prior to construction to finalize the waterline alignment and determine construction survey needs.
- Review waterline, valve, and fire hydrant shop drawings and submittals for general compliance with the construction plans and specifications.
- Provide as-requested construction services. Recommended services include periodic site visits to address contractor or Client questions and to observe the work in progress for the purpose of determining if the work is progressing in general conformance with the construction specifications, observe and document pressure and disinfection testing.
- Attend preliminary acceptance inspections with Client and Contractor, assist Client with preliminary acceptance and punch list administration.
- Review QA testing results provided by Geotechnical Consultant.
- Preparation of record drawings.
- Provide warranty administration services if requested by Client.

SCHEDULE

Client has requested that the hydraulic modeling and bidding documents be completed by approximately April 15 to allow receipt of bids by the end of April. To accomplish this, our proposed scope of work has been reduced to include those items that can be reasonably completed in the requested timeframe.

Construction is anticipated to take place between June 1 and October 31, 2015.

FEES

CDC will bill for services on an hourly and expense basis according to our current Fee Schedule. We estimate our fees for the proposed work scope to be as follows. These estimates are based on our current knowledge and understanding of the project.

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| • Design Memorandum | \$ 5,000 |
| • Bidding Documents and Services | \$ 10,000 |
| • Expenses | \$ 500 |
| • Construction Services | To be determined |

These fees and expenses are approximate and will vary.

If this proposal meets your approval, I will provide you a copy of our Services Agreement for execution.

Sincerely,
Civil Design Consultants, Inc.

Jeffrey Lake

Mary Andre