



ASSOCIATES  
PLANNERS &  
LANDSCAPE  
ARCHITECTS

Mr. Roger Harvey  
Open Space Planning Administrator  
Arapahoe County Open Spaces  
6934 S. Lima Street, Suite A  
Centennial, CO 80112

May 13, 2019 (Revised)

RE: **Dove Valley Regional Park Expansion, Phase 1 - 100% Construction Document Design Services**

Dear Roger,

Wenk Associates is pleased to submit our proposal for design services for the 100% Construction Documents for Phase 1 Improvements for the Dove Valley Regional Park Expansion. We will provide 60%, 90%, and 100% Bid Documents based on the 30% design. Our team in support of these services includes:

- |                            |   |
|----------------------------|---|
| Muller Engineering         | Traffic and Civil Engineering             |
| Applied Design             | Irrigation Design and Pump Station Design |
| Ackerman Engineering       | Electrical Engineering                    |
| Topographic Land Surveyors | Easements                                 |

In addition, we have included allowances for potholing, utility surveying and structural engineering.

We have included a scope of services for your review. Our total team fee for this scope of work is \$789,524. The proposed fees will be provided on an hourly basis. Once authorized, we will begin services outlined. Following 100% Construction Documents, we will submit an amendment for the continuation of design services for the construction observation phase. We anticipate the work on the 100% Construction Documents to be complete by early 2020.

We would be happy to discuss our proposal with you in greater detail, or to make clarifications as needed. We look forward to continuing our work with you on this project. Please feel free to call should you have any questions.

Sincerely,

Nicole Horst  
Principal

Arapahoe County may accept this proposal either by signature, oral assent, verbally authorizing Wenk Associates to begin providing services, or making any payments to Wenk Associates in consideration of services and any of the above modes of acceptance shall be deemed to incorporate all of the terms of this proposal into the contract between the parties thereby formed. To indicate your acceptance of this agreement and authorize Wenk Associates to proceed with the work, please sign and return one copy via email to myself and rhalme@wenkla.com to the attention of Rita Halme at our office.

\_\_\_\_\_  
Signature and Title  
**Dove Valley Regional Park Expansion - Phase 1**

\_\_\_\_\_  
Date

## **100% Construction Documents**

### **Exhibit One: Scope of Services**

The Wenk Associates Team will provide 100% construction documents for Phase 1 improvements of the Dove Valley Regional Park Master Plan. Phase 1 improvements include modifications to the irrigation system, a new irrigation pond, the roadway connection from the existing parking lot to Broncos Parkway, intersection improvements at Broncos Parkways, parking areas, the community lawn, the challenge course, playground, the dog park, picnic area overlooks at the pond, water quality areas, and overlot grading for the future championship field and youth fields, and site lighting along the roadway. The design team will coordinate with the selected wheel park consultant, who will be under a separate contract with the County. Coordination on the wheel park will include water quality areas, seeding, entrances, and fencing in that area.

The park design has been performed through 30% Construction Documents and an internal progress document package has been submitted to the County for review. The draft L&E Submittal has been prepared as part of the 30% design submittal, including the drainage report. We will submit the L&E once the County Open Space staff has reviewed and agrees it is complete and ready. A draft drainage report has been completed and will be included in the L&E submittal. We anticipate up to (4) L&E resubmittals and coordination efforts with the various agencies as part of this scope of work.

Based on the scope submitted through 30% Construction Documents the following scope and tasks are anticipated in the preparation of the final Construction Documents and are broken out by sub-consultant.

### **100% Construction Documents Tasks:**

#### **Wenk Associates Tasks:**

- Facilitate and Attend Meetings, including preparation of meeting agendas and summaries. Meetings include:
  - Up to (6) Meetings with SEMSWA, ACWWA, or other agencies
  - Up to (10) Progress Coordination Meetings with County
  - (4) County Design Review Meetings at 30%, 60%, 90%, and 100%
  - (1) Planning Commission Meeting
  - (1) TSAAB Meeting
  - (2) Coordination Meetings with Wheel Park Consultant
- Project Management and Team Coordination
- Coordination and responses to L&E Submittal, assume 4 resubmittals
- Coordination with Review Agencies and Design Team
- Develop playground design
- Update Existing Condition Plans
- Prepare and Update Site Demolition Plans
- Update Grading Base and develop spot grades for key features
- Coordination of grading plans with Muller Engineering
- Update layout and materials plans to reflect final design
- Update site sections
- Prepare site specific details, including dog park, challenge course, playground, and pond overlook
- Prepare planting plans and details
- Prepare Technical Specifications
- Prepare Final Bid Specifications, including coordination with Arapahoe County on Front End/General Conditions specifications, measurement and payment, and bid tab
- Develop 60%, 90%, and 100% Estimate of Probable Construction Costs
- Respond to comments and provide written responses as required
- Prepare bid tab at 100% submittal
- Perform quality control reviews

#### **Muller Engineering Tasks:**

- Project management, coordination, and attend meetings.
- Miscellaneous traffic study related services including:
  - Attend a pre-study meeting with County staff
  - Perform requested miscellaneous traffic study updates
  - Perform turning template analysis for fire access and SEMSWA maintenance vehicle access
- Visit the site to confirm existing conditions and improvement compatibility.
- Prepare and coordinate general civil design notes with the design team.
- Identify/review site demolition requirements and coordinate with the design team.
- Update site grading and utility plans.
- Update site roadway typical sections, project control, geometry, profiles, and details.
- Update parking lot design and plans.
- Prepare intersection and ramp details for all pedestrian ramps, maintenance access ramps, and the E. Broncos intersection as it is currently configured in the 30% construction plans.
- Prepare signing and pavement marking design and plan sheets.
- Prepare concrete path design, control, and profile plan sheets.
- Prepare stand-alone waterline improvement plans:
  - Between 1,000 to 2,000 lf of potable waterline main improvements will be designed and coordinated with Arapahoe County Water and Wastewater Authority (ACWWA). Muller will perform coordination, attend meetings, prepare design plans for the potable waterline main and service connections, prepare submittals, revise plans as needed to achieve approval, and define easement boundaries. Minor valve box adjustments and service line connections to the existing raw waterline will also be shown on the construction plans. Relocation of the raw waterline is not included in the scope of work. All work will be performed in accordance with ACWWA standards and criteria. A water study is anticipated to be required for the potable waterline improvements and is included in the scope of work.
- Prepare sanitary sewer design plan and profiles, notes, and details sheets.
  - An existing sanitary sewer is located within the project site and may require minor manhole adjustments. This line may be owned by ACWWA and Muller will perform coordination, attend meetings, prepare design plans for manhole adjustments, achieve approval, and define easement boundaries. Improvements to the existing sanitary sewer main and/or service lines is not anticipated or included in the scope of work. All work will be performed in accordance with ACWWA standards and criteria.
- Prepare storm sewer design and plan sheets.
- Prepare water quality treatment design and plan sheets.
  - Muller will prepare final water quality treatment design and construction plans. It's likely that a majority of the site treatment can be provided in the adjacent regional Pond W5 owned by SEMSWA. Muller will coordinate final design requirements with SEMSWA and Arapahoe County.
- Prepare miscellaneous site details not provided for in the County Standard Details (i.e. around the irrigation pond, typical path sections, etc.)
- Update Arapahoe County standard details sheets.
- Update the Phase III drainage study to reflect the final design improvements.
- Update the drainage plans to reflect the final design improvements.
- Prepare GESC plans, separated for initial, interim and final construction.
- Prepare O&M plans and report in accordance with the County and SEMSWA criteria.
- Tabulate quantities and prepare Engineer's Estimate of Probable Cost.
- Perform quality reviews.
- Prepare document submittals and respond to review comments.

*Engineering Assumptions/Exclusions:*

Any services not listed/discussed in this proposal are considered "additional services". The compensation for these services will be billed at the hourly rates. Additional services will not be performed without prior consent of the Owner. Some items which are not included in the scope of services, but may be required include:

1. Roadway design improvements on E. Broncos Parkway and S. Potomac Street. There have been discussions regarding potential acceleration, deceleration, and turning lanes on E. Broncos Parkway but no formal decisions has been made. It is possible that additional design related to these roadway improvements will be identified after the 30% review is completed.
2. An existing raw waterline is located within the site, but relocation of this waterline is not anticipated to be needed and is not included in the scope of work.
3. There do not appear to be any concrete structures in the conceptual design plan that would require custom structural engineering, therefore structural engineering is not included in these services.

### **Applied Design Services Tasks:**

Summary of understanding for irrigation design services:

- All of the existing 1,816,000 Sq. Ft. of turf grass irrigation will be completely replaced with new.
- Approximately 250,000 Sq. Ft. of the existing irrigated turf grass will be converted to native grasses.
- Approximately 250,000 Sq. Ft. of additional Phase No.1 turf grass will receive permanent irrigation.
- Select native areas in the Phase No.1 expansion will receive temporary (establishment only) irrigation.
- The Phase No.2 over lot grading areas will receive temporary (establishment only) irrigation.
- A distribution main will serve all of the existing, Phase No.1 and future Phase No.2 areas of the Park.
- Pressure regulated sub mains will serve areas with common pressurization and precipitation requirements.
- Masterplan Area No.1 will be designed to facilitate the future conversion from athletic to passive turf.
- The anticipated construction value of the existing irrigation system replacement is \$2,711,338.00.
- The anticipated construction value of the permanent Phase No.1 additional turf irrigation is \$393,288.00.
- The anticipated construction value of the temporary irrigation for over lot areas is appx. \$400,000.00

60% Irrigation Tasks:

- 30% submittal red line revisions
- Pressure regulation and control valve layout plan and detailing
- Secondary piping layout plan
- Revised opinion of probable construction costs
- Project coordination and review meetings (assumes 2)
- ACWWA Water Planning Coordination

90% Irrigation Tasks:

- 60% submittal red line revisions
- Secondary pipe sizing and friction loss analysis
- Equipment legends and schedules
- General installation notes
- Installation detailing
- Revised opinion of probable construction costs
- Project coordination and review meetings (assumes 2)

100% Irrigation Tasks:

- 90% submittal red line revisions
- Specifications section 02810
- Measurement and payment with quantity take offs
- Bid form preparation
- Final opinion of probable construction costs
- Project coordination and review meetings (assumes 2)

Pump Station Design:

- Pump Station Design Tasks to 100% drawings were included in the 30% scope of work. However, based on the 30% design, the pump enclosure is larger than anticipated. Additional structural engineering is included to accommodate the larger structure.

*Irrigation Assumptions:*

1. The Owner and maintenance organization will select the preferred product mix.
2. All improvements will be installed as Pantone 522 (purple non-potable).
3. If the irrigation pond and pond station are deleted from the project, ADS will prepare an additional scope of services to cover the water provider coordination and alternative point of connection detailing required.
4. If the site is served with CDPHE Regulation 84 reuse water the water provider will prepare the user plan to comply including any required agronomic rate calculation for the irrigation of native grasses on the site.

**Ackerman Engineering / Electrical Engineering Tasks:**

- 100% Final Drawings have been previously included in 30% scope. No additional tasks requested.

**Rocksol / Geotechnical Tasks:**

- See scope for 30% Design. No additional tasks requested.

**Arborist Tasks:**

- See scope for 30% Design. No additional tasks requested.

**Topographic / Survey Scope of Work:**

- Allowance for legal descriptions and exhibits for dedicated easements for the waterline and sewer lines through the park. Not to exceed \$5,000.

**Allowances:**

The following allowances are included in the fee proposal:

Potholing investigation	\$15,000
Utility locates	\$40,000
Site structural review	\$5,000

**Products:**

The following deliverables are included:

- 60%, 90%, and 100% Construction Document Submittal, including:
  - Cover Sheet
  - Phasing Plan
  - Existing Conditions Plans
  - Demolition Plans
  - Irrigation Salvage and Removal Plan
  - Grading/Utility Plans
  - Roadway Project Control Plans
  - Roadway Geometry Plans
  - Storm Sewer Layout Plans
  - Waterline Plan and Profile Plans
  - Sanitary Sewer Plan and Profile Plans
  - Water Quality Treatment Plans
  - GESCs Plans
  - County Standard Detail Sheets
  - Materials and Layout Sheets
  - Site Sections
  - Site Details
  - Site Electrical Plans
  - Lighting and Photometric Analysis
  - Planting Plans and Details
  - Irrigation Plans and Details
  - Pump Station Plans and Details
  - Pump Station Power and Lighting Plan
  - Outline Specifications

- Standalone Waterline Improvement Plans for ACWAA
- Phase III Drainage Report
- Estimate of Construction Cost
- L&E Submittal for the full build out of the Park

**Fees:**

The fee breakdown by consultant is provided below. We reserve the right to reallocate fees among consultants if necessary.

Wenk Associates	\$242,750
Muller Engineering	\$434,144
Applied Design	\$ 47,630
Topographic Land Surveying / Easement Allowance	\$ 5,000
Structural Engineering Allowance	\$ 5,000
Utility Allowance	\$ 40,000
Potholing Allowance	\$ 15,000
<b>Total Team Fee</b>	<b>\$789,524</b>

**Assumptions & Exclusions:**

**Assumptions:**

1. All plan reports will be delivered to the Client in electronic format and one hard copy. Meeting notes, and cost estimates will be provided electronically. Plan Set submittals will be submitted electronically.
2. We reserve the right to transfer money between subconsultants and between tasks based on the total agreed contract price.
3. If the project is delayed beyond May 2020, we may request additional fees for 2020 billing rates.

**Exclusions**

- CLOMR/LOMR
- No-Rise detailed analyses, reports, or regulatory approvals
- Design of off-site improvements
- Environmental permitting (404 Permit) or Coordination
- Materials Management Plan
- Environmental Studies/Reports/Approvals
- Sound Studies or Reports
- FEMA reports or submittals
- Design and locating of grease traps and sand/oil interceptors.
- Construction Staking
- Title Company, Utility Company, Agency and Processing Fees
- Wetland Mitigation
- Groundwater Modeling/Mitigation
- Foundation underdrain/perimeter drain systems
- Major encumbrance permitting assistance
- Right of way dedication assistance
- No Restroom Building Design or architecture is included
- The client will pay all fees for required for the L&E submittal

**End of Wenk Associates' Proposal**