



October 9, 2023

Justin Lux
Parking and Transportation Director
City of Deadwood
108 Sherman Street
Deadwood, SD 57732

VIA EMAIL
justin@cityofdeadwood.com

**Re: Civil Engineering Proposal
City of Deadwood Parking Lots
Deadwood Hill Trailhead and Field of Dreams Parking Areas
Deadwood, South Dakota**

Dear Justin:

We understand that the City of Deadwood desires to construct two new parking lots in Deadwood. The sites are generally referred to as the Deadwood Hill site and the Field of Dreams site. This proposal includes a general description of scope and fees to complete Civil Engineering design and produce construction level plans and specifications for each site.

The Deadwood Hill site is located approximately 0.1 miles south of mile marker 30 along Highway 85 north of Deadwood. The site is currently developed with a small gravel approach and turnaround. A gravel parking lot is proposed, and design would include a drainage study of the contributing area and parking lot to ensure the downstream conveyance and drainage elements are not adversely affected by construction. Optional fees for Landscaping design services for a trail system and other site features have also been provided.

The site of the proposed Field of Dreams parking area is located on City property on the southeast side of the fairgrounds. The subject parcel is described as Deadwood City Shop Tract, portion of M.S. 242, 335 & also all of Lot A & Lot F of M.S. 335 Plat 1990-03810. This site is currently developed with a City Public Works storage yard and is mostly covered with gravel and unpaved storage areas. This site is relatively steep and significant grading and retaining walls area anticipated. Additionally, considerable utility relocation and drainage improvements will be needed, including possible relocation of existing overhead power lines, and storm sewer. This scope considers the possible relocation of some of the known utility conflicts; however significant redesign due to unforeseen conditions or unknown utilities may require additional scope.

Site vicinity/layout figures have been attached to this proposal for reference.

The following tasks outline our approach and scope of work for the support of the project.

TASK 1 - TOPOGRAPHIC SITE SURVEY

FMG will perform a topographic survey of each site to supplement DOT survey and GIS contours. Existing utilities will be identified by a One Call Utility Locate. Utilities not located by the One Call may not be identified and private utility location is not included in this scope and would be additional work if required.



In addition to the topographic survey, FMG will collect aerial imagery of the project vicinity.

TASK 2 – CIVIL ENGINEERING DESIGN

Task 3 includes Design Development and Construction Documents.

Civil Engineering design will include surface features, site grading, stormwater improvements, water and sewer service lines, erosion control, and other associated civil engineering features.

Design for Stormwater detention and treatment is anticipated under the assumption the new imperviousness on the site will be higher than existing imperviousness.

FMG will attend a Kickoff Meeting and a review meeting(s) for each submittal as necessary.

Assumes all Mechanical Engineering, Electrical Engineering, and Structural Engineering (including larger Site Retaining Walls), if necessary will be by others. FMG will coordinate site plans with these items. FMG can retain a site electrical engineer if lighting plans are required. For planning purposes, a site electrical design would likely be on the order of \$8,000 to \$10,000 per site depending on existing electrical availability. We would suggest that we perform concept level design and investigative services and then have a schematic design meeting with the City and any other stakeholders to confirm the level of effort required for the electrical engineering consultant.

Excludes preparation of a DANR SWPPP for the erosion control plan. If a SWPPP is necessary, it will be required of the Contractor by a performance specification.

Excludes Traffic Impact Study. Traffic Impact Study, if required, is assumed by others.

Assumes Contractor or Client responsible for all obtaining all permits including permits from SDDOT if necessary.

This scope does not include geotechnical investigation or analysis of either site. A proposal for geotechnical investigation work can be provided if necessary.

TASK 3- BIDDING PERIOD SERVICES

FMG will provide limited bidding services to address bidder's questions and issue addenda.

TASK 4 – LANDSCAPING DESIGN

Task 4 includes Landscape Architectural Design for each site including pedestrian and trail access considerations from adjacent facilities to parking areas, trail design for all trail types, signage and wayfinding, fencing, planting elements as needed, and general collaboration with the civil engineer on site layout considerations as they impact each site.

The landscape architect will collaborate with the civil engineer on each site to help limit the visual impact of the parking lots on the iconic views of historic Deadwood and its surrounding terrain, particularly at Deadwood Hill.



For this Landscape Architecture tasks, FMG Engineering would subcontract Tallgrass Architecture. Tallgrass has beneficial background knowledge of each site and the City of Deadwood overall and would add valued insight to the design of either site.

FEE SCHEDULE

We propose to complete the scope of work described herein for the lump sum, not-to-exceed fees per task as outlined below. We will not exceed the cost estimate without justification, and prior approval.

<u>Task</u>	<u>Deadwood Hill Trailhead Site / Field of Dreams Site</u>
Task 1 – Topographic Site Survey	\$2,750 /\$4,750
Task 2 – Civil Design and Construction Documents	\$13,500 / \$17,500
Task 3 – Bidding Period Services	\$1,200 / \$1,500
Task 4 – Landscape Architecture Design	\$17,200 / \$23,500
Total Fee	\$34,650 / \$23,500

If you have any questions, or desire any additional information, please call us at your earliest convenience.
Thank you for the opportunity to be of service.

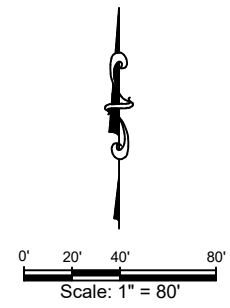
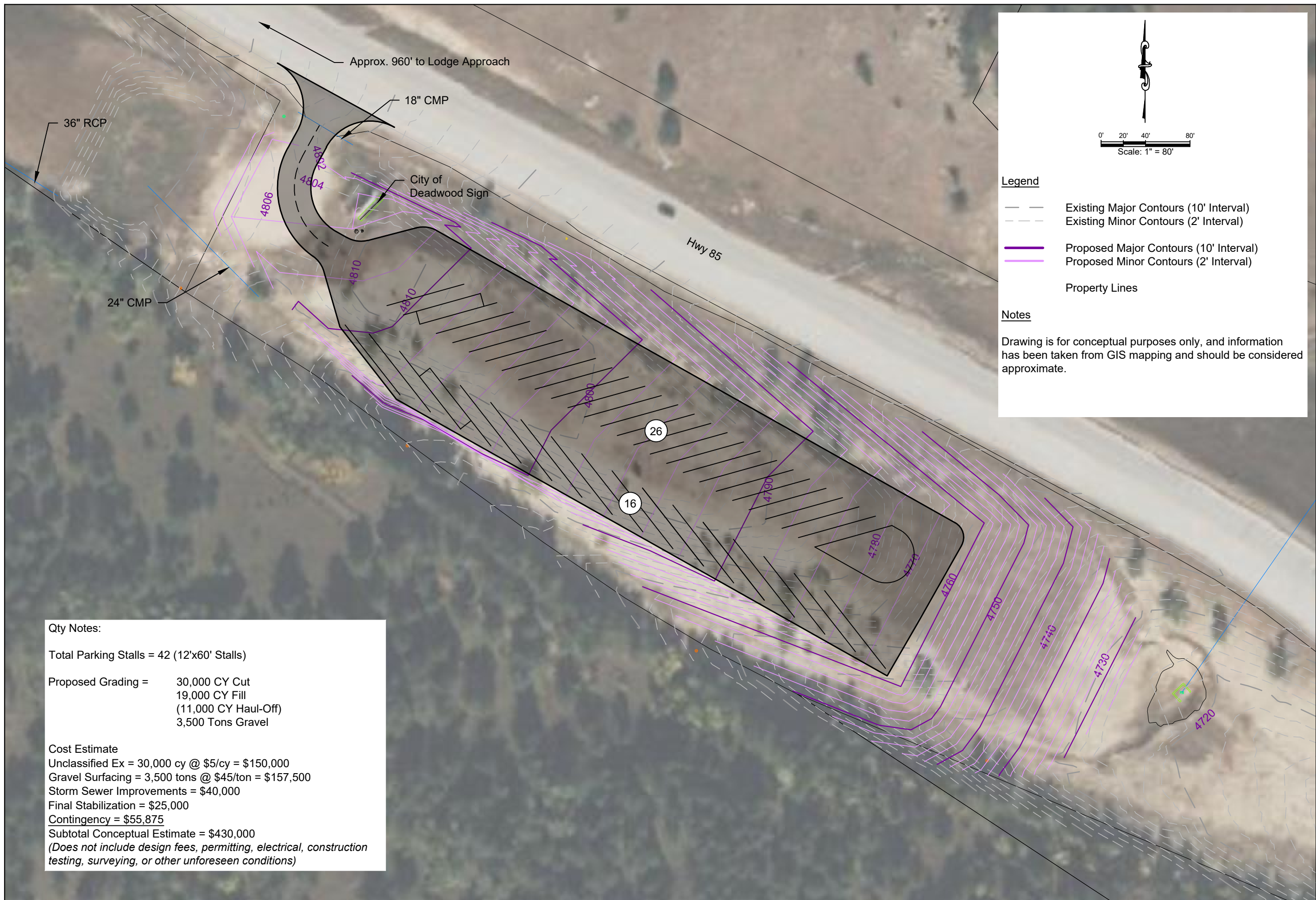
Sincerely,

FMG Engineering

Jason Hinds, P.E.

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J:\Marketing\Proposals\Civil\Deadwood Parking Garage\Deadwood Parking Lot\Deadwood Lodge Parking.dwg - Layout1 - Tuesday, January 17, 2023 11:47:53 AM



Legend

- Existing Major Contours (10' Interval)
- - - Existing Minor Contours (2' Interval)
- Proposed Major Contours (10' Interval)
- - - Proposed Minor Contours (2' Interval)

Property Lines

Notes

Drawing is for conceptual purposes only, and information has been taken from GIS mapping and should be considered approximate.

Qty Notes:

Total Parking Stalls = 42 (12'x60' Stalls)

Proposed Grading = 30,000 CY Cut
 19,000 CY Fill
 (11,000 CY Haul-Off)
 3,500 Tons Gravel

Cost Estimate

Unclassified Ex = 30,000 cy @ \$5/cy = \$150,000
 Gravel Surfacing = 3,500 tons @ \$45/ton = \$157,500
 Storm Sewer Improvements = \$40,000
 Final Stabilization = \$25,000
 Contingency = \$55,875
 Subtotal Conceptual Estimate = \$430,000
 (Does not include design fees, permitting, electrical, construction testing, surveying, or other unforeseen conditions)



File Number:	1000
Location:	Sec 14 T5N R3E
Surveyed By:	xxx
Date:	xxx
Drawn By:	JLH
Checked By:	

January 2023

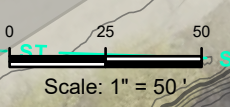
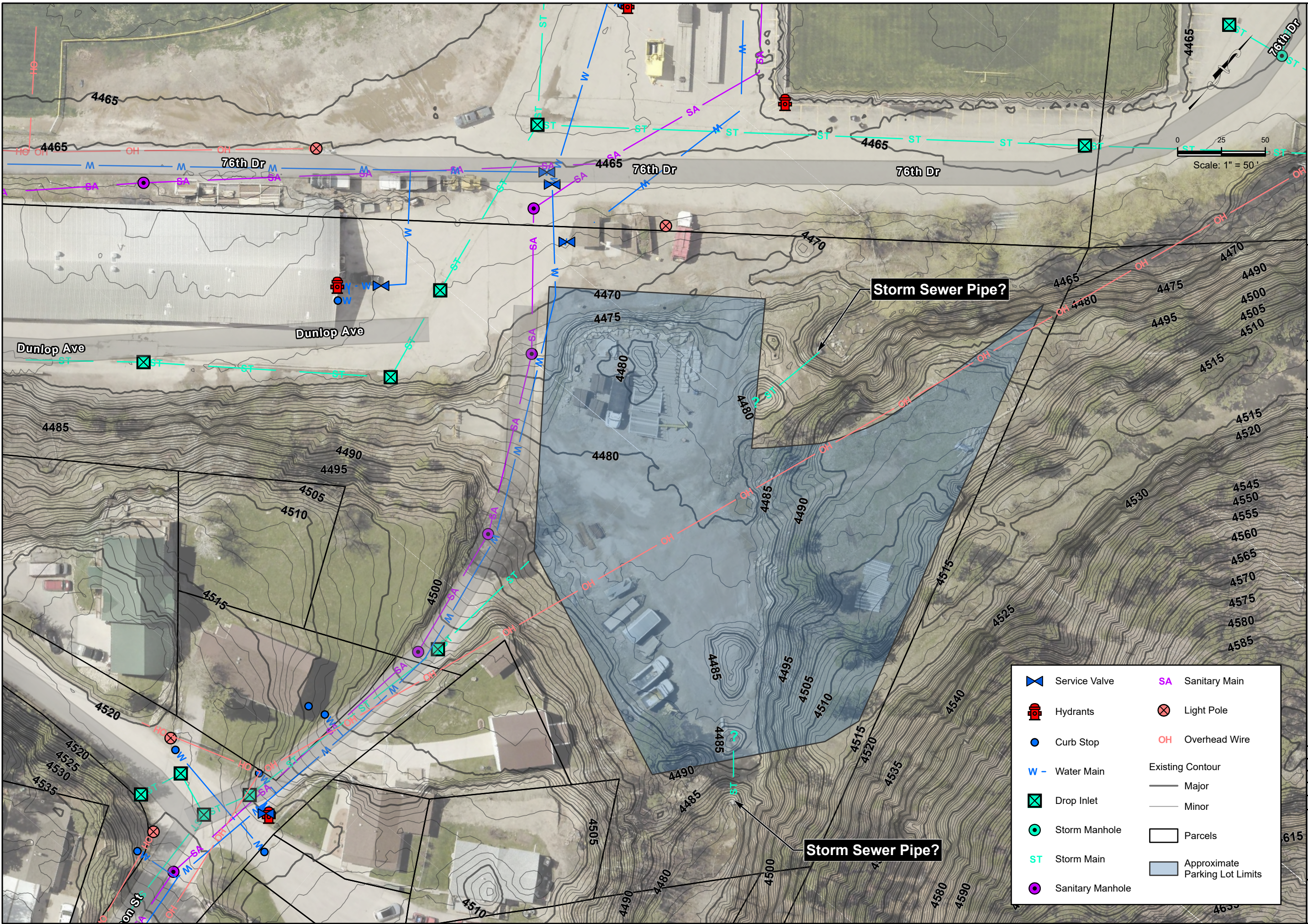
City of Deadwood
Hwy 85 Parking Concept

Revision / Date
Sheet Name:
Conceptual Site Plan

Figure Number:

1

Path: \\fmge-fs\Projects\221191_00_JLGD-Deadwood Parking Garage\GIS\ProjectFiles\Deadwood Parking Garage.aprx - 17 x 11 Field of Dreams Parking - 10/13/2023 10:57 AM



	Service Valve		Sanitary Main
	Hydrants		Light Pole
	Curb Stop		Overhead Wire
	Water Main		Existing Contour
	Drop Inlet		Major
	Storm Manhole		Minor
	Storm Main		Parcels
	Sanitary Manhole		Approximate Parking Lot Limits

**Preliminary
Not For
Construction**

File Number:
221191

Location:

Surveyed By:
Date:

Designed By:
Drawn By: C. Davidson
Checked By: J. Hinds

Field of Dreams Parking

October 2023