LANDMARK EPC

ENGINEERING | PLANNING | SURVEYING | GEOTECH | CONSTRUCTION

5803 Lockheed Ave
Loveland, CO 80538 www.landmarkepc.com
Toll Free: 866-379-6252 | Loveland: 970-667-6286

Town of Grand Lake, CO
1026 Park Avenue
Grand Lake, CO 80447

RE: Roadway Engineering- Lucy Street

Thank you for the opportunity to express our interest in providing Landmark EPC LLC's engineering services for the forementioned "Lucy Street" project. We have reviewed the documents provided and are confident in our firm's ability to deliver exceptional results for the Town of Grand Lake.

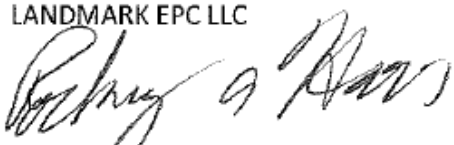
Landmark EPC LLC, a company with its roots dating back to 1969 as Landmark Engineering in Colorado, has a long-standing reputation for excellence in our industry. Our firm transitioned to Landmark EPC in 2020, bringing our extensive experience and expertise to bear on engineering projects throughout the state of Colorado. One of our key strengths lies in the qualifications and experience of our staff.

To further enhance our capabilities, we have partnered with *Peak to Peak Land Surveying & Mapping, Inc*, a reputable firm based in Grand County and Summit County with ample experience with surveying services. This collaboration allows us to provide economic solutions that meet the highest standards of quality and efficiency.

In a separate document submitted to the Town, you will find our competitive fee schedule. The following technical proposal will demonstrate our firm's ability to deliver exceptional results. Additionally, the resumes of our staff showcase their vast knowledge and experience in the field, further validating our ability to meet the specific needs of the Town of Grand Lake.

Landmark EPC LLC is eager to bring our expertise, dedication, and local understanding to the table to contribute to the success of the project. We are confident that our selected team is exceptionally well fit to provide the services required, and we look forward to the opportunity to discuss our capabilities in more detail. If you have any questions or require further information, please feel free to contact our office.

Sincerely,
LANDMARK EPC LLC



Rodney A. Harr, P.E.
Director of Engineering
rod.harr@landmarkepc.com
(970) 667-6286
5803 Lockheed Ave
Loveland, CO 80538

LANDMARK EPC
ENGINEERING | PLANNING | SURVEYING | GEOTECH | CONSTRUCTION
5803 Lockheed Ave
Loveland, CO 80538 www.landmarkepc.com
Toll Free: 866-379-6252 | Loveland: 970-667-6286

Project Understanding And Approach

Landmark EPC LLC has selected a Team that has over 100 years of combined experience in performing these types of projects. Landmark also intends to use our own in-house departments to complete this project with the exception of the Topographic Survey which will be provided by Peak-to-Peak Land Surveying and Mapping, Inc. Landmark intends to use our Civil Engineering and Geotechnical Departments for this project. Should the need arise, we can call upon our Potholing and Landscape Architecture Departments to assist with this project.

Upon receipt of Notice to Proceed, the Team will request a time for a Kick-off Meeting with the Town of Grand Lake staff that will be working with our Team on this project. When an acceptable date and time within a few days of the Notice to Proceed, our Team will prepare an Agenda for the Kick-off Meeting. The agenda will review the anticipated scope and approach the Team proposes for the completion of this project. The Kick-off Meeting will be held in person at the Town's Office. Due to the relatively short length of road, water, and sanitary sewer design, we do not anticipate the need for more than one or two intermittent meetings before the project is completed. However, we anticipate these updates and information meetings to be held via video conferencing (Microsoft Teams, Zoom, or other media source) depending on the Town's requirements. At the meeting Landmark will request copies of information the Town has in its files regarding the existing water and sanitary sewer mains that are available for connection for this project. If available, Landmark will request existing plan and profile drawings, as-built drawings, easement and right-of-way documents, and other pertinent data that may be available. The Town and Landmark will discuss and further refine the project scope, design standards and guidelines for the project, and project assumptions for the Lucy Drive Extension project. A discussion of the water and sanitary sewer service locations and limits will also be discussed. It will be necessary to discuss the Town's design requirements, water main chlorination, pressure testing, bacteria testing and accepted by the Town; and sanitary sewer manhole location, main and manhole pressure testing and/or camera requirements; and final roadway section with curb and gutter, sidewalk, ADA access, etc. Based on the information provided, Meeting Minutes will be generated documenting the discussion.

After the Kick-off Meeting, the Team will begin the Preliminary Design Phase which will include calling for utility locates, performing the site topographic survey of the Platted Roadway to approximately 100' beyond the edge of the right-of-way. The survey will also collect the information related to existing utilities, if any, that are located in the project area. In addition, the survey will collect information regarding the locations of the proposed water main connection and sanitary sewer connections. At the proposed sanitary sewer tie-in, the existing rim and invert elevation will be collected. ***Note - No one on our Team will be entering manholes!*** *At the same time a geotechnical investigation will be performed by means of potholing to determine soil type and collect soil samples for an R-Value for pavement thickness design.*

5803 Lockheed Ave
Loveland, CO 80538 www.landmarkepc.com
Toll Free: 866-379-6252 | Loveland: 970-667-6286

Using the information collected in the survey and geotechnical Investigation Landmark will begin the water, sanitary sewer, and roadway design. Landmark will use the design standards discussed and outlined in the Kick-off Meeting for the project. For the street the design will include street Plan and Profile Drawings; road cross sections; curb, gutter, and sidewalk; signage; erosion control, and associated details. The water main with services and sanitary sewer main with services will be shown on a Utility Plan. The sanitary sewer will also include Plan and Profile Drawings. In addition, the necessary water and sanitary sewer details will be provided. The water main will be designed in accordance with the Town's Construction Standards and the AWWA Requirements. The sanitary sewer will be designed in accordance with the Town's Construction Standards. During the design process, it is anticipated that Landmark Staff will need to contact the designated Town Staff with questions regarding possible design alternatives as they come up. It is anticipated that these meetings will be scheduled via video conference.

The Final Design Package will include a Title Page, General Notes and Specifications Page(s), Overall Utility Plan, Street Plan and Profile Drawings for flowlines and center line, Sanitary Sewer Plan and Profile Drawings, Erosion Control Plan, and associated details of the water, sanitary sewer, and street appurtenances. Due to the relatively short length of roadway, water, and sanitary sewer, it is anticipated that that an 80% to 90% plan set will be provided to the Town Staff for review and comment. Landmark will incorporate the comments received in the Final Design Documents that will be Bid Ready. Upon receiving the notice to proceed, we anticipate the duration of our services will take approximately 4-6 weeks to completion.

During the Bidding/Proposal Phase, Landmark can assist the Town with preparation and distribution of the Bid Packet. Landmark involvement will be as much or as little as the Town requires. If necessary, Landmark can attend a Pre-Bid Meeting with the Town and prospective Contractors to review the proposed project. Landmark can also provide written responses to the Contractors Request For Information (RFI) and review submittals for "or equal" products or materials for the project if requested by the Town. These services will be provided by Landmark as an Addendum to the Agreement on an hourly basis.

LANDMARK EPC
5803 Lockheed Ave
Loveland, CO 80538 www.landmarkepc.com
Toll Free: 866-379-6252 | Loveland: 970-667-6286

Similar Experience

Landmark has provided similar services to those requested by the Town of Grand Lake throughout Colorado to a variety of clients. The following examples showcase some of our recent relevant projects, as well as client information as requested within the RFP:

*Ridgeview Investments, LLC- The Village at Rose Farm Acres Subdivision- Berthoud, CO: Landmark provided the design of the site grading and drainage, erosion control, water, sanitary sewer, roadway, sidewalks, and ADA Access for the Village at Rose Farm Subdivision. The site consisted of approximately 3,000 lnft of streets, sidewalks, curb and gutter, water mains, and storm sewer.
Project Budget/Cost: $300,000
Client Information: Todd Gabriel / todd.lee.gabriel@gmail.com / (970) 663-2400

*The Evangelical Lutheran Good Samaritan Society- Loveland, CO: Landmark provided the design of the site grading and drainage, erosion control, water, sanitary sewer, roadways, sidewalks, and ADA Access for this Assisted Living Development. The site consisted of approximately 6,000 lnft of streets, sidewalks, curb and gutter, water mains, sewer mains, and storm sewer for a site with massive amounts of earthwork and retaining walls for a site with an approximate vertical grade change of 60 ft over a 660 ft length.
Project Budget/Cost: $750,000
Client Information: Jason Guenther / jguenthe@good-sam.com / (605) 362-3108

*City of Evans- Evans Trail System- Evans, CO: Landmark Designed the City of Evans trail system from 49th Street to Saint Vrain Street, approximately 2.5 miles that included two bridges crossing the ditch and 6 street crossings including pedestrian warning signs at the crossings. Landmark's specific work included Survey to provide topographic information, alignments, and define existing easements and identify required easements and provide Legal Descriptions of required Easements, Civil Engineering design of the ten foot wide concrete trail to meet ADA Requirements, and Structural Engineering for the bridges and wingwalls.
Project Budget/Cost: $75,000
Client Information: Mark Oberschmidt / moberschmidt@evanscolorado.gov / (970) 475-1170

LANDMARK EPC
5803 Lockheed Ave
Loveland, CO 80538 www.landmarkepc.com
Toll Free: 866-379-6252 | Loveland: 970-667-6286

Qualifications

Formed in 1969, Landmark EPC LLC is a full-service design and construction firm located in Loveland, Colorado. Our vision is to provide design services that will transition seamlessly into the construction process. With our history of completing projects, Landmark's multi-disciplinary design team of professionals provides us with the experience necessary to complete your project successfully and on time. Our highly experienced staff gives us the ability to fully explore the opportunities and constraints unique to each site, allowing us to meet the demands of our clients. We at Landmark value our client's needs believing that success lies in our dedication to service, integrity, and commitment to design excellence.

Landmark's rigorous attention to detail and our strong understanding of the delicate interrelationship between development, community, and the physical/natural environment are the foundation of our practice. Landmark seeks to strike a sensitive balance between creativity, livability, and sustainability with every project. The results of this dynamic design process are projects that are uniquely suited to the client, the community, and the environment.

Company Specialization:

Landmark carefully assembled its team to address the specific needs of our clients for their projects. The qualifications of key project team members can be found in the 'Landmark Key Staff Resumes' section of this proposal. Landmark's unique approach to project design assures that our client's development program, community participation and interaction, budget, and operation are considered throughout the entire process. Our process, we believe, provides our clients with the most progressive design of the highest value and utmost quality. Specific in-house disciplines used to achieve this high standard of collaborative design include:

- Planning & Entitlements
- Irrigation Design
- Materials Testing
- Construction Administration
- Landscape Architecture
- Structural Engineering
- Civil Engineering
- Geotechnical Engineering
- Subsurface Utility Engineering (SUE)
- General Contracting
- Surveying

LANDMARK EPC
5803 Lockheed Ave
Loveland, CO 80538 www.landmarkepc.com
Toll Free: 866-379-6252 | Loveland: 970-667-6286

Key Personnel

The Landmark EPC team leads that we have selected for this project have ample years of collective experience in design and construction. Key Personnel resumes are included in this proposal. A list of these key team members is as follows:

**Primary Point of Contact: Rodney A. Harr, P.E.- Director of Engineering and Structural Engineer*
-Responsibilities: Project Coordination and Oversite of the entire project using over 40 years of experience with a working knowledge of the aspects of Survey, Geotechnical, Subsurface Utility Engineering, Structural and General Civil Engineering. Based on our current workload, the requested services within this RFP is feasible for completion within 4-6 weeks from NTP.

Jeff Olhausen, P.E.- Civil Engineer
-Responsibilities: Civil Engineering and Design for the project using over 35 years of experience in the design of sidewalks, ADA Access, bike paths, roadways, storm-sewer design, inlet design, and erosion control. Based on our current workload, the requested services within this RFP is feasible for completion within 4-6 weeks from NTP.

Larry Miller, P.G. – Geologist and Geotechnical Lab Manager
-Responsibilities: Perform Geotechnical Investigations, Materials Testing, and Evaluate Existing Soil Conditions for the project with over 35 years of experience in Geotechnical Investigations.

RODNEY A. HARR, P.E.

LEAD STRUCTURAL ENGINEER AND PROJECT MANAGER

PERSONAL PROFILE

Mr. Harr is a Lead Structural Engineer and Project Manager at Landmark. He also serves as a geotechnical & civil engineer for the company. His extensive background includes projects in both the public and private sectors, including both new, rehabilitation and remodel design work. His projects have ranged from bridges to residential to commercial. Mr. Harr's specific role on each project includes supervising the major structural design elements including: bridges, culverts, pump stations, and multi-story structures; civil engineering including: drainage, grading, utilities, and roads; geotechnical investigations including: boring locations, depth of borings, laboratory soils & rock analyses and sampling. He also provides independent public, commercial and residential inspections and evaluations.

PROJECT EXPERIENCE

THE RESERVE 2ND SUBDIVISION AT MARIANA BUTTE

Served as lead engineer and oversaw the civil engineering for the drainage, grading, utilities, bridge over Dry Creek, and roads for this Mariana Butte Subdivision which has been completed.

ROSSUM DRIVE AT MARIANA BUTTE

Served as lead engineer and oversaw the civil engineering for the drainage, grading, utilities, bridge over the Big Thompson River and the bridge over the Big Barnes Ditch, and road for new city arterial connecting 1st Street with Highway 34.

MOUNTAIN VIEW HIGH SCHOOL

Served as lead engineer and oversaw the civil engineering for the drainage, grading, utilities, bridge over the Farmers Irrigation Ditch at County Road 9E, and roads for this High School site

43RD STREET IMPROVEMENTS

Served as lead engineer and oversaw the civil engineering for the drainage, grading, bridge over the Louden Ditch, and roadway improvements.

LOVELAND GOOD SAMARITAN VILLAGE

Served as lead engineer on the civil and structural design and analysis of the Health Care Addition, including grading, drainage, pavement design, as well as the structural steel columns and beams, masonry wall and veneer, glue-lam beams and concrete foundation elements

EDUCATION

B.S. - Architectural/ Civil Engineering, University of Colorado, 1981

REGISTRATION

P.E. – Colorado and Wyoming

PROFESSIONAL AFFILIATIONS

American Institute of Steel Construction(AISC)

American Society of Civil Engineers(ASCE)

Colorado Association of Geotechnical Engineers(CAGE)

RODNEY A. HARR, P.E.

EDUCATION

B.S. - Architectural/ Civil Engineering, University of Colorado, 1981

REGISTRATION

P.E. – Colorado and Wyoming

PROFESSIONAL AFFILIATIONS

American Institute of Steel Construction(AISC)

American Society of Civil Engineers(ASCE)

Colorado Association of Geotechnical Engineers(CAGE)

PROJECT EXPERIENCE

LOUISVILLE FIRE STATION NO.2

Served as lead engineer on civil and structural engineering for the five (5) bay addition and remodel. Provided the design for new foundation elements, floor beams, joists and slabs. Provided site grading and drainage plans, and supervised geotechnical investigation.

WESTERN AREA POWER ADMINISTRATION

Served as lead engineer on design and selection of prefabricated metal buildings. These ranged in size from 6,000 s.f. to 50,000 s.f. and included vehicle maintenance and storage areas, material storage, office space, break rooms, lunch rooms, hazardous material storage areas, and assembly areas. The buildings all had mezzanine spaces that required light to heavy storage capacities and varying head room requirements. Structural elements included foundations, steel columns and beams for both free standing and attached mezzanines, overhead cranes, steel studs, bar joist, composite decks and various metal, masonry and timber exterior and interior walls.

WESTERN AREA POWER ADMINISTRATION

Lead engineer on existing structure to add a mezzanine level for storage space. Problems encountered consisted of existing rigid frame members which reduced headroom to under five feet. Economical solution involved adding columns and modifying existing rigid frame members to obtain six foot minimum head room.

NUMEROUS RESIDENTIAL MODIFICATION

SLead engineer on removal or modifications to bearing walls and columns. Replacement of the elements consisted of new columns and beams, stronger beams, and adding microlams, flitch plates or structural sheathing to existing beams and walls.

NUMEROUS SUBDIVISIONS IN LOVELAND, GREELEY, FORT COLLINS, BERTHOUD, AND LARIMER COUNTY

Served as lead engineer and oversaw the civil engineering for the drainage, grading, utilities, and roads for several subdivisions either completed or currently under construction.

JEFF D. OLHAUSEN P.E.

CIVIL ENGINEER AND PROJECT MANAGER

PERSONAL PROFILE

Mr. Olhausen is a Project Manager and Design Engineer for Landmark with more than ten years of design and construction experience on many civil, municipal, and land development engineering projects. Mr. Olhausen has also performed surveying work for Landmark / Hogan & Olhausen since 1979. He progressed from instrument man to party chief, working on land and construction surveys including boundary surveys, topographical surveys, horizontal and vertical aerial control, construction and subdivision staking for earthwork, drainage, roads, utilities, buildings, and other construction type projects. He has also worked in the firm's geotechnical department, gaining experience in the field and laboratory on soils sampling, testing, compaction, drill rig operations and on concrete testing.

EDUCATION

B.S. - Civil Engineering, University of Wyoming, 1994

REGISTRATION

P.E. – Colorado and Wyoming

PROFESSIONAL AFFILIATIONS

Eagle Scout- 1984

PROJECT EXPERIENCE

MOUNTAIN VIEW HIGH SCHOOL

Served as project engineer for the design of acceleration, deceleration, and turn lanes on U.S. Highway 34 adjacent to the site; road design of a one way access into the site from Highway 34; and road design and widening of Larimer County Road 9 adjacent to the site connecting to Highway 34. Road designs included turn lane, taper and pavement design, intersection design, grading, signing, striping, and construction documents.

ROSSUM DRIVE

Served as project road designer from 1st Street to U.S. Highway 34. Work included grading, signing, striping, lane widening, and acceleration/deceleration and turn lane design, and also included intersection design for Rossum Drive at Highway 34.

NORTH BOISE AVENUE

Served as project engineer for North Boise Avenue adjacent to Boise Village PUD. Work included grading, signing and striping, pavement design, intersection design, drainage report, stormwater conveyance design for the removal of stormwater from existing subdivisions without stormwater facilities, 16" water main extension and construction documents.

JEFF D. OLHAUSEN P.E.

EDUCATION

B.S. - Civil Engineering, University of Wyoming, 1994

REGISTRATION

P.E. – Colorado and Wyoming

PROFESSIONAL AFFILIATIONS

Eagle Scout- 1984

PROJECT EXPERIENCE

ASPEN KNOLLS SUBDIVISION

Served as project engineer for the preliminary road design of Taft Avenue and 28th Street. Work included widening Taft Avenue and 28th Street, turn lane and taper design, striping, grading, and intersection design.

WILDEWOOD SUBDIVISION AT THE POWDERHORN SKI AREA

Project representative for the subdivision. Project representation included installation inspection of sanitary and storm sewer, water main, utilities, and road construction; writing daily logs of work performed, review and approve pay requests, document record drawings. Project work also included: Survey (staking roads, water main, sanitary and storm sewer, utilities, and property corners); Geotechnical (collecting various soil samples from the site for proctors, compaction testing of utility trenches and roads); and, on site engineering (adjusting approved road grades to fit onsite needs, design of super elevations, re-engineering previously designed layouts of parking areas and roads, final storm drainage locations and elevations).

WERNIMONT REGIONAL DETENTION PONDS

Served as project engineer for the design of the City of Loveland Wernimont Regional Detention Ponds. Work included grading, pond and channel design, soils evaluations, inlet and outlet structures, overflow spillways, storm sewer design, permanent and temporary erosion control facilities, cutoff walls, cutoff trench and subdrain, certified record drawings of the site including asbuilt stage/storage calculations of the ponds, wetland mitigation, and working with the Corp of Engineers.

LARRY A. MILLER

GEOLOGIST, MATERIALS TESTING LABORATORY MANAGER

PERSONAL PROFILE

Mr. Miller is a Professional Geologist in the State of Colorado. He manages the Geotechnical and Materials Testing Department for Landmark. His extensive background in materials testing has included quality control inspections on airports, public and municipal office buildings, shopping malls, petroleum plants, subdivision and street projects where testing of soils, asphalt and concrete was performed on a daily basis. Geotechnical duties include field logging for subsurface soil investigations, overseeing all laboratory tests, and compiling comprehensive geotechnical reports. He also performs Geologic Hazard studies to aid in site assessment evaluation and performs open hole inspections to verify soil conditions prior to placement of foundations.

PROJECT EXPERIENCE

THOMPSON VALLEY SCHOOL DISTRICT - NEW MIDDLE SCHOOL, LOVELAND, COLORADO

Performed both preliminary and final Geotechnical Soils Investigation to determine foundation options along with slab recommendations and other construction concerns. Additionally, performed both rigid and flexible pavement thickness option for all streets adjacent to and within the project.

ROCKY MOUNTAIN OUTLET MALL, LOVELAND, COLORADO

Performed Geotechnical Investigation for all phases of construction. Report included foundation and slab recommendations, water table concerns, lateral earth pressures and pavement thickness design options.

WELD COUNTY SCHOOL DISTRICT SIX - SCHOOL ADDITIONS, GREELEY, COLORADO

Served as head geologist on the Geotechnical Soils Investigations for three school additions. Duties included logging all soil borings, coordination of test data and compiling soils report. Was also responsible for open hole excavation inspections and materials testing for soil compaction and compressive strength testing of concrete.

ALBERTSON'S SUPERMARKET, FORT COLLINS, COLORADO

Performed all drilling and soil logging for 60,000 s.f. shopping center. Compiled soils report with foundations recommendations, and pavement thickness design options. Also supervised all material testing of soils, concrete and asphalt during the construction phase of the project.

EDUCATION

B.S. – Geology, Fort Lewis College, 1983.

PROFESSIONAL AFFILIATIONS

NICET certification

Professional Geologist for the State of Colorado

LANDMARK EPC
ENGINEERING | PLANNING | SURVEYING | GEOTECH | CONSTRUCTION
5803 Lockheed Ave
Loveland, CO 80538
www.landmarkepc.com
Toll Free: 866-379-6252 | Loveland: 970-667-6286

Town of Grand Lake, CO
1026 Park Avenue
Grand Lake, CO 80447

RE: Roadway Engineering- Lucy Street

Fee Proposal

Meetings and Coordination: $3,134
Senior Civil Engineer 16 Hrs

Sanitary Sewer Design: $6,352
Staff Engineer 40 Hrs, Civil Engineer 16 Hrs, Senior Civil Engineer 4 Hrs

Water Main Design: $6,352
Staff Engineer 40 Hrs, Civil Engineer 16 Hrs, Senior Civil Engineer 4 Hrs

Street Design: $6,352
Staff Engineer 40 Hrs, Civil Engineer 16 Hrs, Senior Civil Engineer 4 Hrs

Erosion Control Design: $6,352
Staff Engineer 40 Hrs, Civil Engineer 16 Hrs, Senior Civil Engineer 4 Hrs

Topographic Survey: $3,555
Field Survey 7 Hrs, Drafting 7 Hrs, Senior Civil Engineer 4 Hrs

Pavement Thickness Design: $6,203
Geotechnical Manager 24 Hrs, Senior Civil Engineer 5.5 Hrs

Total: $38,300

LANDMARK EPC
ENGINEERING | PLANNING | SURVEYING | GEOTECH | CONSTRUCTION
5803 Lockheed Ave
Loveland, CO 80538
www.landmarkepc.com
Toll Free: 866-379-6252 | Loveland: 970-667-6286

Rate Sheet

Senior Civil Engineer	$170/Hr
Civil Engineer	$137/Hr
Staff Engineer	$87/Hr
Geotechnical Manager	$116/Hr
Field Survey	$242/Hr
Drafting	$150/Hr