

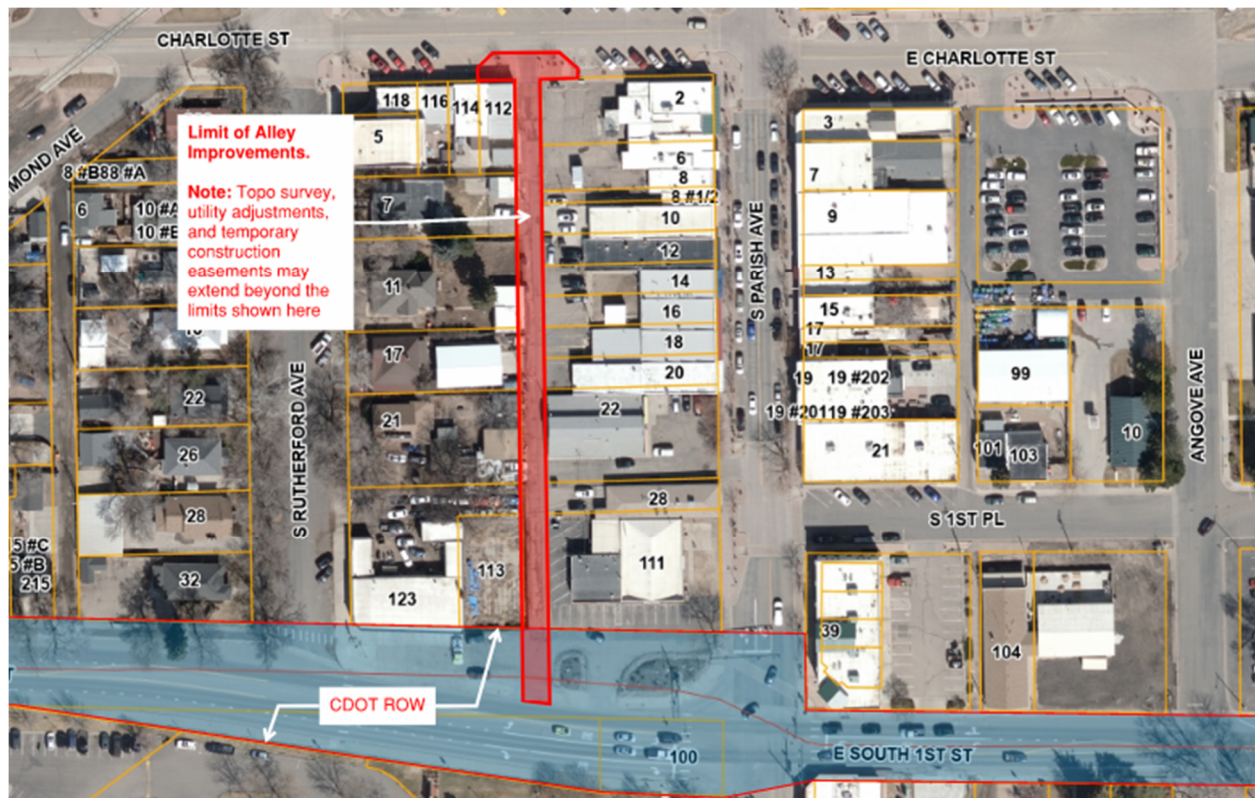
Project Understanding

The Town of Johnstown intends to enhance the alley west of S Parish Ave between Charlotte Street and Hwy 60. The alley will be redesigned to encourage pedestrian activity and maintain vehicle access/parking. The majority of the alley is located in Johnstown Right of Way, but the south end of the alley is located in CDOT Right of Way.

The Town's goal is to begin construction after Xcel undergrounds their existing overhead utilities in the alley.

Project Extents

The project extents are outlined in red below.



Design Team

- **BHA Design** – Lead Consultant, Landscape Architect
- **Wilson & Company (WCI)** – Civil Engineer, Surveyor (sub to BHA)
- **Ayres Associates** – SUE Surveyor (sub to WCI)
- **PEC** – Electrical Engineer (sub to BHA)
- **Larsen Structural Design (Larsen)** – Structural Engineer (sub to BHA)
- **Aqua Engineering (Aqua)** – Irrigation Designer (sub to BHA)
- **CTL Thompson (CTL)** – Geotechnical Engineer (sub to BHA)

Construction Budget

- \$1.3 Million (does not include design fees)

Potential Alley Improvements

- Enhanced pavement
- Drainage improvements – surface and/or subsurface
- Utility adjustments
- Pavement delineators demarking pedestrian and travel/parking areas – per ADA guidelines
- Ornamental Pedestrian Lighting – owned and maintained by the Xcel
- Festoon lighting
- Site furnishings (planter pots, benches, bollards, trash/recycling receptacles)
- 2 Trash Enclosures – coordinate with trash companies
- Improvements to sidewalk and curb bump-outs adjacent within the Charlotte Street ROW
- Decorative alley signage (name of alley in pavement or above ground)
- Regulatory signs (parking and loading restrictions)
- Xcel undergrounding is by others
- Coordination with artist

Scope of Service

Project Start-Up

- BHA will prepare and execute subconsultant agreements
- Coordinate and attend Project Kick-Off Meeting with Town and Key Team Members
- Tour project site, photograph existing conditions
- WCI will prepare a Topographic and Boundary Survey, and private utility locates
- Ayres Associates will conduct a Quality Level B SUE Survey
- CTL will conduct soil borings in 2 locations within the project limits. Related traffic control will be provided by the Town. Soil samples will be analyzed and a report will be prepared summarizing existing subsurface soil conditions and pavement/foundation design recommendations. Refer to CTL's proposal (attached)

Conceptual Design

- Collect precedent images of other inspirational projects
- Prepare preliminary concept(s) for the alley
- Wilson & Co (WCI) will review the existing grading and drainage configuration of the alley. WCI will then assess the conceptual layout of the project and determine how best to improve drainage and create an ADA compliant grading design (2% max slope in any direction).
- After discussing the preliminary concepts with Town staff BHA will prepare a preferred concept
- The team will prepare an Opinion of Probable Construction Cost based on preferred concept
- Work with Town staff to define priorities and to value engineer the design (if required)
- Prepare color rendered site/landscape plans illustrating the proposed improvements
- BHA will prepare 3D SketchUp modeling and renderings of the proposed improvements

Design Development

- 50% Complete Plans
 - Demolition Plan (WCI)
 - Grading and Drainage Plan (WCI)
 - Utility Plans (WCI)
 - Signage and striping/horizontal control plan (WCI)
 - Site Plan (BHA)
 - Site construction details (Team)
 - Landscape Plan (BHA)
 - Irrigation Plan (Aqua)
 - Electrical/Lighting Plan (PEC)
 - Structural Plans (Larsen)
- If required, Ayres will conduct a Quality Level A SUE Survey in coordination with WCI (Optional Service)
- The Opinion of Probable Construction Cost will be updated based on 30% plans
- PDF copies of the plans and opinion of cost will be forwarded to the Town for review.

Construction Documents

- Plans described in the above section will be further refined and the design team will prepare a set of 90% Documents (plans and specifications).
- The Opinion of Probable Construction Cost will be updated based on the 90% Documents.
- PDF copies of the plans, specifications, and opinion of cost will be forwarded to the Town for review.
- Town review comments will be forwarded to the design team 2 weeks after receiving the DRAFT Bid Documents submittal
- Prior to issuing the Bid Documents, an in-house Quality Assurance review will be performed by the team.
- “Bid Documents” will be prepared incorporating changes/comments received from the Town.
- CDOT Special Use Permit and Access Permit – the consultant team will assist the City in applying for this permit. Town staff will be responsible for related paperwork and fees. The consultant team will provide plans and make revisions based on CDOT comments.

Meetings and Project Management

- Design Coordination Meetings during design process with Town Staff – 10 meetings (8 virtual, 2 in-person)
- Meeting with abutting property owners – 2 meetings
- Public Open House – not included
- Utility Coordination Meeting – 1 meeting
- Meetings with CDOT – 2 meetings
- Presentations to Town Council – 2 meetings
- Consultant team coordination meetings – periodic virtual meetings, as needed to coordinate the design
- Project management and coordination outside of meetings (emails, phone calls, management of project schedule, etc.)
- Preparation of meeting agendas and minutes

Bidding Assistance

- The design team will prepare a Bid Form
- Project Managers from BHA and WCI will attend the Pre-Bid Meeting to assist the Town in presenting the project to potential bidders.
- Preparation of Bid Addendum(s)
- BHA will attend the bid opening
- After the bid opening, BHA will prepare a Bid Tabulation

Scope Exclusions and Assumptions

The following items/tasks are not included in this scope.

- The scope for Real Estate Services will be negotiated when requirements are better defined (temporary construction easements, etc.)
- Traffic engineering services are not included in this scope.
- Plans will not be in CDOT format. Plans will be reviewed and approved by the Town.
- Services associated with Johnstown Development Review are not included in this scope.
- Services associated with public art installation(s)/works of art are not included in this scope.
- Booster pump design services are not included in this scope.
- Utility as-built drawings are included as an optional service.

Design Fees

Task	BHA Design	Wilson & CO	Ayres Assoc	PEC	Larsen Structural	Aqua Eng	CTL	Task Total
Project Start-Up	\$2,500	\$13,670	\$18,309	\$1,000	\$0	\$500	\$4,000	\$39,979
Conceptual Design	\$8,500	\$12,120	\$0	\$2,400	\$0	\$500	\$0	\$23,520
Design Development	\$16,400	\$27,240	\$0	\$4,200	\$2,000	\$2,350	\$0	\$52,190
Construction Documents	\$26,000	\$32,800	\$0	\$5,400	\$5,000	\$5,000	\$0	\$74,200
Meetings and Project Management	\$8,500	\$22,720	\$0	\$2,500	\$0	\$1,500	\$0	\$35,220
Bidding Assistance	\$6,500	\$3,360	\$0	\$800	\$500	\$500	\$0	\$11,660
Construction Admin	\$10,000	\$10,000	\$0	\$3,500	\$2,000	\$2,550	\$0	\$28,050
Firm Totals	\$78,400	\$121,910	\$18,309	\$19,800	\$9,500	\$12,900	\$4,000	\$264,819 (labor & expenses)

See fees for Optional Additional Services on the following page.

Optional Additional Services

- Underground Drainage Design - \$11,000
- Civil Utility As-Built Drawings - \$7,080
- Quality Level A SUE Survey - \$29,686

Copies of subconsultant proposals can be provided upon request.