

February 26, 2024



Town of Johnstown
Matt LeCerf, Town Administrator
450 S. Parish Avenue
P.O. Box 609
Johnstown, CO 80534

Downtown Alley Improvements – Add Request #1

Dear Matt,

We would like to amend the Johnstown Alley Enhancements agreement, dated November 6, 2023, to incorporate additional services requested by the Town. Additional services will include coordination of utility undergrounding, the relocation of Xcel's gas line, new trash enclosures, and design of a new parking lot adjacent to S. First Street (within CDOT ROW).

Scope of Work

Design services may include the following:

BHA Design – Additional Services

1. Additional Site Visits
2. Additional meetings with Property Owners
3. Coordination meetings with Xcel Electric, Xcel Gas, Lumen, TDS, and Xfinity
4. Review of proposed plans prepared by utility providers
5. Coordination of Electrician's Pre-Con Scope
6. Assist the Town in soliciting bids from 3 electricians for private underground electric service connections
7. Assist Town in communicating with Property Owners for temporary utility disconnections during switch over
8. Trash Collection Coordination (trash collection company and prop owners)
9. Assist Town in coordinating Ground Lease Agreements for Trash Enclosures (town attorney responsible for preparing lease agreement)
10. Coordination of items/information needed from Town Staff
11. Coordination of proposed transformer, switch cabinet, and pedestal locations
12. Trash enclosure design
13. Additional paving details associated with underground utility vaults, pedestals, service "flowerpots", etc.
14. Private parking restriping concepts
15. Design services associated with new parking spaces in CDOT ROW
16. Meeting minutes/notes



Wilson & CO – Additional Services

1. Additional Site Visits
2. Coordination meetings with Xcel Electric, Xcel Gas, Lumen, TDS, and Xfinity
3. Preparation of recommended underground utility line location exhibit for alley ROW
4. Review of utility provider plans
5. Coordination with Town Staff
6. Additional meetings with property owners
7. Coordination of proposed transformer, switch cabinet, and pedestal locations
8. Signage and striping plans for private parking areas
9. Design services associated with the new parking spaces/alley entry located in CDOT ROW (topographic survey, utility locates, grading, drainage, erosion control, horizontal control, signage & striping, CDOT special use permit submittals, etc.)
10. Easement documents (description and exhibit) for new ground mounted transformers and switch cabinet (10 easements)
11. Easement documents (descriptions and exhibits) for private parking shared access easements (3 easements)

PEC – Additional Services

1. Attend Site Visits - up to 4 hours total
2. 2 additional Coordination meetings with Xcel Electric
3. Review of Xcel's electric plans
4. Review and comment on Electrician's Pre-Con Scope
5. Assist the Town in soliciting bids from 3 electricians for private underground electric service connections and assist in reviewing the bids.
6. Electric/Lighting design services associated with the new parking spaces/alley entry located in CDOT ROW
7. Special Use Permit submittals to CDOT
8. Revisions based on CDOT Comments

Aqua – Additional Services

1. Irrigation design services associated with new parking and alley entrance in CDOT ROW
2. Special Use Permit submittals to CDOT
3. Revisions based on CDOT Comments

Design Services for Private Property – As-Needed Hourly Services

1. The design team will provide design services for private property upon the Town's request, services may include:
 - a. Grading and drainage design
 - b. Parking reconfiguration, striping, signage
 - c. Trash enclosure design
 - d. Other design services requested by the Town



Fee Summary

Add Request #1

BHA Design	\$14,800
Wilson & CO	\$28,470
PEC	\$ 3,800
Aqua	\$ 1,500
<u>Design Services for Private Prop (Hourly As- Needed)</u>	<u>\$15,000</u>

Add Request #1 Total Fee	\$63,570 (labor and expenses)
<u>Original Contract Amount (Labor and Expenses)</u>	<u>\$312,585</u> (including optional services)
Amended Contract Total	\$376,155

Price for additional easement documents (description/exhibit) - \$700 each (by Wilson & CO)

Scope Exclusions:

The following services are not included in the scope of work:

- Determining service needs for each commercial property and residential property.
- Identification of desired service upgrades for commercial properties, if any.
- Opinions of Probable Construction Cost for private improvements.
- Additional structural engineering services.
- Additional CA services. If needed, this will be included in a separate add request.
- Improvements in CDOT ROW will be included in the alley improvements bid package. Multiple bid packages are not included.
- Appraisals for private property ground lease agreements.

This agreement is an amendment to the Town's original agreement with BHA Design, and the terms and conditions of the original agreement apply to this agreement.

Please call with any questions.

Sincerely,
BHA Design, Inc.

Roger B. Sherman
Vice President

AGREED TO BY:
Town of Johnstown ("Client")

Authorized Signature

Date