

September 8, 2025

Ms. Holly Ellis
Public Works Director, City of Sandpoint
1123 Lake Street
Sandpoint, Idaho 83864

RE: University Park Subdivision Phase Three - Substantial Completion and As-built Documentation

Dear Holly,

As a condition of the Development Agreement for the above referenced project, Century West Engineering (CWE) is submitting the following verification of substantial completion and as-built documentation on behalf of the Developer.

The substantially completed infrastructure improvements listed below have been constructed in a workmanlike manner and in general conformance with the approved plans and standards set forth therein.

The substantially completed infrastructure improvements have been inspected and tested by qualified professionals in general accordance with Idaho Standards for Public Works (ISPWC), 2020 Edition. Applicable reports and records are attached to this letter for your review and project record.

Construction inspection and testing has been completed by the following qualified professionals:

- Construction Observation & Reporting:** CWE
- Compaction Testing:** James A. Sewell & Associates, LLC
- Water Distribution Testing:** CWE and Accurate Testing Labs
- Sanitary Sewer Collection Testing:** CWE
- As-built Invert Elevations of City Utilities:** Glahe and Associates

As of the date of this letter, substantial completed improvements include the following:

- Sanitary sewer collection mains, manholes, and service laterals for Phase 3
- Water distribution main, valves, fire hydrants, and water services for Phase 3
- Fire Hydrants for Phase 3
- Storm sewer collection main, manholes, and catch basins for Phase 3
- Curb and gutters for Phase 3
- Sidewalk for Phase 3
- Roadway Pavement for Phase 3

The following is a list of infrastructure improvements that are not substantially complete and are currently under construction:

- Asphalt path connecting Bluegrass Avenue to N Boyer Avenue
- Phase 3 Signage
- Phase 3 Street lighting
- Phase 3 final grading, topsoil, and hydroseeding of stormwater swales between curb and sidewalk
- Phase 3 Street tree installation

On behalf of the Developer, we respectfully request your inspection/review of the substantially completed work listed above and the documentation provided. Following your review and approval, please provide your letter of acceptance.

If you have any questions or need additional information, please contact me directly.

Sincerely,



Ryan Luttmann, P.E.

Century West Engineering

C 208.290.8260 | rluttmann@centurywest.com

Attached:

Material Submittals/Approvals
Daily Observation Reports
Compaction Testing Reports
Sanitary Sewer Test Reports
Water Testing Reports
Concrete Testing Reports