

May 9, 2008

Jerry Cole  
Department of Parks and Recreation  
125 Waterloo Street  
Rapid City, SD 57701

Jerry,

Accompanying this letter please find our Opinion of Probable Costs for the Vickie Powers Park Design and Construction Management services. Our team of experts for this project includes:

- Wyss Associates, Inc., Park Designers and Project Management
- FMG, Inc., Civil Engineering and Surveying
- Skyline Engineering, LLC., Electrical Engineering
- Hoots, Bike Skills Park Specialist

We also anticipate utilizing the skills of your in-house landscape architect periodically for design suggestions and plan reviews. He is most welcome to observe and provide input at any stage of the process, and we look forward to developing a productive partnership with him. Keep in mind though, that we carry the design liability insurance and can only cover work generated by our office.

The following describes the services we propose to provide the City of Rapid City on this project. All references to the City shall mean the City of Rapid City, SD or whichever Committee or Task Force is deemed the City's representative. The work for this phase is limited to the Phase I Base Bid and Phase I Alternate Items on the accompanying spreadsheet.

### Scope of Work

#### A. Surveying

We will provide (FMG) a 1' contour map and locate corner boundaries and control points.

#### B. Geotechnical Services

We will provide (FMG) geotechnical testing for determination of soil structural characteristics, soil conditions and water table, if contacted.

To evaluate the existing soil conditions, and determine geotechnical design parameters, borings to depths of approximately 10 feet are planned at each of the three parking areas and the skate park, a boring to a depth of approximately 15 feet is planned at the detention pond embankment, and a boring to a depth of approximately 20 feet is planned at the picnic shelter & restroom structure for a total of 6 borings. Field testing will be performed, and samples will be extracted for further laboratory analysis. Select soil samples will be tested in our laboratory to determine their general classification, physical properties, and engineering characteristics.

Upon completion of the field and laboratory testing, and our analysis, a report will be prepared that transmits the testing results, and provides our recommendations. In general our recommendations will include the recommended foundation type, placement and allowable bearing pressure for the picnic shelter & restroom structure foundation, and floor slab subgrade recommendations. We will also provide a pavement thickness design(s) for the parking areas, recommendations for construction of the skate park slab, and recommendations for the detention pond embankment. The report will also include general construction recommendations that we consider applicable.

#### *C. Preliminary Design Phase*

After acceptance of the project we will meet with the City Staff to determine the precise program and expectations for the various features and amenities of the park. This will include a detailed discussion of phasing, coordination with other projects in the area, and where, when and how any appropriate public input should take place. As part of the design process, we will prepare preliminary design documents for the approval of the City consisting of two submittals: 1. A Schematic Design Submittal and 2. A Design Development Submittal. The preliminary design documents will delineate the location and character of all park features as an extension of the Master Plan previously prepared by our office. We will provide a plan that illustrates the work covered by the Phase I Base Bid and Alternate items.

With the Schematic Design Submittal, we will submit to the City both a refinement of the Master Plan and a statement of probable construction costs, representing our best professional judgment regarding such costs. The Design Development Submittal will reflect the City's comments on the schematic submittal. After City approval of the Design Development Submittal the park features designs are fixed and any modification of scope or location would result in a modification in our scope of service.

The storm water detention pond is for the design of improvements per the Haines Avenue Drainage Basin Design Plan. It is noted that the upstream basin is developing to a higher density than had been assumed in the DBDP. We will also have to account for any metering dam the upstream developer is proposing on this project. Because of these changes it is necessary to remodel the contributing basin hydrology and hydraulics. Water and sewer service lines to the restroom are for on-site work only.

#### *D. Final Design and Construction Specifications*

Upon the City's approval of the Design Development Submittal and the conclusion of the preliminary design phase we will prepare the final design documents consisting of working drawings and specifications necessary for the construction of the project. The final design documents will include instructions setting forth the requirements for the construction of the project and the respective duties of the designer, the City and the construction contractor.

We will submit the final design documents for review and comment at significant milestones as necessary. During this time, we will advise the City of any adjustments to the statement of probable construction costs indicated by changes in requirements since the preliminary design documents were approved or changes in general market conditions. We will also allow the City time to review the completed documents, make final comments and give final approval before the bidding period begins.

Our plans and specifications are extensively detailed for the benefit of the City and contractor pricing. These final plans complete the necessary details from the Preliminary Plans to facilitate accurate bidding and construction activity.

These plans may include:

- Layout Plan
- Rough Grading Plan
- Erosion Control Plan
- Irrigation Plan
- Building Plans
- Mechanical Plans
- Structural Plans
- Feature Detail Plans
- Drainage Plans and Details
- Irrigation Details
- Playground Plans
- Bike Jump / Skills Park Details
- Trail Details
- Grassing Plan
- Landscaping Plan
- Technical Specifications by Plan Notes, referencing City Standards
- Contractual Specifications

The electrical project design scope shall include:

- Lighting and controls of the North parking lot,
- Lighting and controls of the basketball court as an alternate;
- Lighting and controls of the path between the north parking lot and the playground/basketball court,
- Power and lighting for the picnic shelter/restrooms/maintenance building
- Power connections for lawn irrigation controls,
- Infrastructure assumed to be part of the project scope includes:
  - Raceway to the East and West parking lots for future lighting, and
  - Raceway to the basketball court,
- Infrastructure for future phases is not included in this proposal.
  - Raceway or infrastructure along the paths for future lighting
  - Raceway or infrastructure at the practice soccer, practice baseball or football fields, and
  - Raceway or infrastructure for any future concessions stands

#### *E. Bidding or Negotiation Phase*

We will, to the extent requested by the City and following the City's approval of the final design documents, assist the City in obtaining bids from qualified construction contractors, in evaluating the bids and bidders, and in awarding a contract for the construction of the park project.

#### *F. Construction Phase*

We will make periodic visits to the project site during the construction to monitor the progress and quality of the work and to determine if the project is proceeding in accordance with the final design and specifications and the construction contract terms. Our construction management responsibilities will include:

- Periodic observation of the construction contractor's work
- Interpretation of plans and specifications to review the correctness of workmanship and observation of materials during construction and the appearance of the final product
- Progress reporting and other documentary tasks

We will not be responsible, however, for the construction contractor's methods or means of performing the work. As mutually agreed upon between the designer and the City, and set forth in the contract documents, our responsibilities may also include administrative oversight of permits and other paperwork, assistance in contract administration, and other similar tasks.

*G. Fees*


Our Fees will be as follows:

Geotechnical Services	\$ 4,000.00
Civil Engineering & Surveying	\$ 15,415.00
Electrical Engineering	\$ 9,500.00
Landscape Architecture and Project Management Services Including general expenses	\$ 83,950.00
Allowance for Final Plans and Specifications	\$ 5,000.00
Total	\$ 117,865.00

Wyss Associates, Inc. fees for subsequent phases will be mutually agreed upon on a case by case basis.

Jerry, please contact me at your convenience if you have questions or desire additional information.

Sincerely,



Patrick H. Wyss, FASLA  
President

Authorization to Proceed:

Signed \_\_\_\_\_ Date \_\_\_\_\_

# Vickie Powers Park

Rapid City, South Dakota 57701

## Opinion of Probable Cost

Based on January 2007 Master Plan

Item Description	Qty.	Unit	Unit Price	Extended Price
<b>Site Work:</b>				
Contractor Mobilization	1	Lump Sum	\$10,500.00	\$10,500.00
Bonding & Insurance	1	Lump Sum	\$12,000.00	\$12,000.00
Quality Testing & Surveying	1	Lump Sum	\$30,500.00	\$30,500.00
Topsoil Removal, Stockpiling, and Placement	8,050	CY	\$1.25	\$10,062.50
Erosion Control	1	Lump Sum	\$15,000.00	\$15,000.00
Earthwork (Incl. sport practice fields) Pond Grading Including = 19,200Cy	32,150	CY	\$3.45	\$110,917.50
Detention Pond Outlet Structure	1	Lump Sum	\$20,000.00	\$20,000.00
Pedestrian Crossing	1	Each	\$20,000.00	\$20,000.00
Water Service complete	1	Lump Sum	\$30,000.00	\$30,000.00
Sewer Service complete	1	Lump Sum	\$12,500.00	\$12,500.00
Storm Sewer (culverts and parking inlets)	1	Lump Sum	\$9,000.00	\$9,000.00
Electrical Services, Trenching & Communications	1	Lump Sum	\$7,500.00	\$7,500.00
Parking Lot Lighting	4	Each	\$12,500.00	\$50,000.00
Playground Lighting	7	Each	\$8,500.00	\$59,500.00
5" Asphalt Paving	765	Ton	\$68.00	\$52,020.00
Base Course (under pavements)	565	Ton	\$15.00	\$8,475.00
Crushed Limestone Walk	950	Ton	\$18.50	\$17,575.00
4" Concrete Paving (Fiber Reinforced) adjacent to Shelter & Restroom	1,800	SF	\$5.00	\$9,000.00
Curb & Gutter	1,195	LF	\$17.00	\$20,315.00
Parking Striping	60	per stall	\$3.50	\$210.00
Fencing (split rail)	551	LF	\$27.00	\$14,877.00
Trail Allowance	2,920	LF	\$7.60	\$22,192.00
Irrigation System (complete)	265,000	SF	\$0.40	\$106,000.00
Hydroseeding, Fertilizer & Mulching	15	Acre	\$550.00	\$8,250.00
Trees	65	Each	\$360.00	\$23,400.00
<b>Subtotal Site Work (BASE BID)</b>				<b>\$679,794.00</b>
<i>Contingency</i>				<i>\$52,000.00</i>
<b>Total Site Work (BASE BID)</b>				<b>\$731,794.00</b>

<b>Alternate Bid Items:</b>				
Basketball Court Surface	600	SY	\$48.00	\$28,800.00
Basketball Standards & Goals	2	Each	\$1,000.00	\$2,000.00
Basketball Court Lighting	4	Each	\$11,250.00	\$45,000.00
Skate Park Pad (concrete)	8,000	SF	\$5.00	\$40,000.00
<b>Subtotal Alternate Bid Items</b>				<b>\$115,800.00</b>

<b>Professional Services:</b>				
Geotechnical Engineering Services	1	Lump Sum	\$4,000.00	\$4,000.00
Engineering & Surveying Services	1	Lump Sum	\$15,415.00	\$15,415.00
Electrical Engineering Services	1	Lump Sum	\$9,500.00	\$9,500.00
Landscape Architectural Design Fees	1	Lump Sum	\$88,650.00	\$88,650.00
Allowance for Final Plans and Specifications				\$5,000.00
<b>Subtotal Professional Services (see letter)</b>				<b>\$117,865.00</b>

<b>Opinion of Cost (Base Bid) Phase One</b>				<b>\$849,659.00</b>
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Item Description	Qty.	Unit	Unit Price	Extended Price
<b>Phase Two Construction Items</b>				
Contractor Mobilization	1	Lump Sum	\$10,500.00	\$10,500.00
Bonding & Insurance	1	Lump Sum	\$12,000.00	\$12,000.00
Quality Testing & Surveying	1	Lump Sum	\$25,000.00	\$25,000.00
Earthwork & Grading	3,500	CY	\$3.75	\$13,125.00
5" Asphalt Paving	542	Ton	\$68.00	\$36,856.00
4" Concrete Sidewalk (Interior Walkways)	54,043	SF	\$4.25	\$229,682.75
4" Concrete Sidewalk Along Bunker Drive	7,950	SF	\$4.25	\$33,787.50
Curb & Gutter	1,470	LF	\$17.00	\$24,990.00
6" Concrete Edging at Playground Areas		LF		To Be Determined
Recycled Rubber Mulch at Playground Areas		SF		To Be Determined
Playground Structures		Lump Sum		To Be Determined
Lighting along pathways throughout Park	30	Each	\$1,500.00	\$45,000.00
Perimeter Fencing (Along S and W property line)	2,650	LF	\$27.00	\$71,550.00
Gazebo Picnic Shelters	2	Each	\$35,000.00	\$70,000.00
Grading & Structures for Jump Park	1	Lump Sum	\$200,000.00	\$200,000.00
Skate Park	1	Lump Sum	\$250,000.00	\$250,000.00
Skate Park Lighting	4	Each	\$12,500.00	\$50,000.00
Boardwalk over Spillway	1	Lump Sum	\$14,500.00	\$14,500.00
Topsoil Backfill & Finish Grading	2,500	CY	\$3.50	\$8,750.00
Hydroseeding, Fertilizer & Mulching	4	Acre	\$650.00	\$2,600.00
Recirculation Pumps for detention Pond	1	Each	\$8,500.00	\$8,500.00
Shelter & Restrooms	1,920	SF	\$55.00	\$106,600.00
Maintenance Storage	576	SF	\$45.00	\$25,920.00
Ridgeline Improvements (vegetation, interpretation, gardens and appertances)	1	Lump Sum	\$25,000.00	\$25,000.00
Subtotal Site Work (BASE BID) Phase TWO				\$1,263,361.25
Contingency (base bid) Phase Two	0.10	%		\$126,336.13
<b>Subtotal Phase 2 Construction Costs</b>				<b>\$1,389,697.38</b>
Engineering & Surveying Services	1	Lump Sum		To Be Determined
Electrical Engineering Services	1	Lump Sum		To Be Determined
Landscape Architectural Design Fees	1	Lump Sum		To Be Determined
<b>Opinion of Cost Phase Two</b>				<b>To Be Determined</b>

