



# Parks and Recreation Department

**Date:** January 27, 2026

**To:** Kimley-Horn and Associates, Inc. ("Contractor")

Contractor and the Town of Erie (the "Town") entered into an Agreement for Professional Services dated September 29, 2025 (the "Agreement"), in which Contractor agreed provide services to the Town on an on-call basis. This Task Order authorizes Contractor to perform the services described below in accordance with the terms and conditions of the Agreement.

### Scope of Work

Contractor shall perform the tasks and produce the deliverables as outlined in the Individual Project Order Number 2 for Morgan Hill Park, submitted by Contractor on January 7, 2026, attached hereto and incorporated herein as Exhibit A.

### Compensation

For the satisfactory completion of the Scope of Work outlined above in compliance with the Agreement, the Town shall pay Contractor an amount not to exceed: \$811,600.00

The Town's Project Manager is: Kathy Kron, DNS Division Manager

Email: [kkron@erieco.gov](mailto:kkron@erieco.gov)

Phone Number: 303.926.2888

The Town and Contractor agree to be bound by this Task Order, subject to all terms and conditions of the Agreement.

Town

  
\_\_\_\_\_  
Signature

Andrew J. Moore, Mayor  
Printed Name

1/27/2026  
Date

Contractor

Signed by:  
  
\_\_\_\_\_  
Signature

Anthony Pratt, Associate  
Printed Name

1/26/2026  
Date

# **EXHIBIT A**

## **INDIVIDUAL PROJECT ORDER NUMBER 2**

Describing a specific agreement between Kimley-Horn and Associates, Inc. (the Consultant), and the Town of Erie (the Client) in accordance with the terms of the Master Agreement for Continuing Professional Services dated September 29<sup>th</sup>, 2025, which is incorporated herein by reference.

### **Identification of Project:**

**Project Name: Morgan Hill Park Design Documents**  
**KH Project Manager: Emily Shaughnessy**  
**Project Number: IPO 2**

### **Specific Scope of Services:**

#### **Task 1 – Survey**

##### **Task 1A: Topographic Survey**

Kimley-Horn, in partnership with a qualified subconsultant, will prepare a Topographic Survey of the subject property showing the location of visible structures, utilities, planimetric features, and grade breaks.

- The limits of the survey will be based upon the area shown in Exhibit A / below.
- Horizontal datum will be based upon Colorado State Plane North coordinate system.
- Vertical datum will be based upon NAVD 88 (North American Vertical Datum of 1988).
- Underground utilities will be based upon visible surface evidence and markings place by an underground utility locating company.
- A one-foot contour interval map prepared from field spot elevations.
- A diligent search for and identification of monuments and other physical evidence that could affect the location of the boundaries will be performed. Collected information will be analyzed and reviewed for reference only. This will not be a boundary survey.

The scope and fee provided for this task consist of one surveyor site mobilization to obtain required field data and does not include additional surveyor mobilizations. Revisions to the topographic survey based on changes or additions to the scope will be considered an additional service.

##### **Task 1B: Legal Descriptions and Exhibits (As Requested)**

Kimley-Horn will prepare, as requested, legal descriptions and exhibits for any easement vacations, easement dedications, land areas, or rights-of-way that may be required for the project. Descriptions will be reviewed, signed and sealed by a licensed Colorado Professional Land Surveyor. These documents will be provided on a per unit basis. Revisions to provided legal descriptions/exhibits may constitute a new issuance due to the level of change required and will be invoiced accordingly.

#### **Task 2 – Traffic Impact Study**

Kimley-Horn will prepare a traffic impact study for the proposed Morgan Hill Park project to be located on the southeast corner of the Montclair Avenue and Merrill Drive intersection in Erie, Colorado. The following key intersections will be evaluated as part of this project:

- Montclair Avenue and County Road 3
- County Road 10.5 and Mercedes Road
- Montclair Avenue and Merrill Circle
- Montclair Avenue and Miranda Road

In addition, the project accesses along Montclair Avenue and Morgan Circle (if alternative parking is included) will be evaluated. Weekday morning and afternoon peak hour traffic volume counts will be collected at the existing key intersections. Trip generation will be calculated based on the size

characteristics of the proposed park. Project generated traffic will be distributed and assigned to the key intersections and accesses. Future traffic volumes will be projected to account for background growth during the short-term buildout year of the project, as well as for a 20-year planning horizon. These projections will be based on traffic data and forecasts provided by the Town of Erie and/or Denver Regional Council of Governments (DRCOG).

Kimley-Horn will analyze the non-project (background traffic) project related traffic impacts on the key intersections and accesses to identify any mitigation measures necessary to accommodate project traffic. The findings, along with any recommended improvements, will be summarized in a draft report. This draft report will be provided to the Client for review and comments. The draft report will be revised as appropriate and prepared final for use in submitting to the Town of Erie.

### **Task 3 – Geotechnical Report**

Kimley-Horn, in partnership with a qualified subconsultant, will prepare a Geotechnical Engineering Report of the subject property.

- Perform geologic research (reviewing readily available published and in-house geotechnical and environmental literature of the site and the general site area including geologic maps and historic aerial photographs).
- Perform site reconnaissance to observe and document the site conditions, stake the boring locations in the field, and arrange for the mark-out of publicly owned underground utilities through Utility Notification Center of Colorado (UNCC). Boring locations will be located in the field using a Trimble DA2 antenna with Trimble Catalyst Precision software and coordinates of boring locations will be provided in a tabular format.
- Advance up to eight borings to depths up to approximately 20 feet below the ground surface (bgs). The anticipated boring locations are presented on the attached Figure 1. Borings will be advanced using a truck-mounted drill rig with solid-stem augers. The purpose of the borings will be to evaluate the subsurface geologic conditions and to obtain samples for laboratory testing. Samples of the subsurface materials will be obtained in general accordance with ASTM D-1586 and ASTM D-3550 and returned to our laboratory for testing. Boring logs will be prepared that present the approximate thickness, consistency, and character of each layer encountered. The approximate depth of the groundwater encountered during field activities will be documented.
- Perform geotechnical laboratory testing to evaluate the relevant engineering characteristics, including but not limited to, in-place moisture and density, particle size analysis and hydrometer, Atterberg limit, swell/consolidation potential, strength, water-soluble sulfates, and soil corrosivity.
- Compile and analyze the data collected.
- Prepare a geotechnical report for the site stamped by a Professional Engineer licensed in the State of Colorado. The report will contain the results of the field and laboratory analyses, vicinity maps depicting the project limits, plans showing the boring locations, boring logs, narrative descriptions of the surface and subsurface conditions encountered, geologic hazards (expansive soils, seismicity, collapsible soils), laboratory test results, and geotechnical recommendations related to the following:
  - Earthwork;
  - Excavation considerations;
  - Site and remedial grading;
  - Fill placement and compaction;
  - Utility installation;
  - Seismic site classification;
  - Building foundation and floor slab systems;
  - Tennis and pickleball court post-tensioned slab-on-grade system;
  - Basketball court slab-on-grade system;
  - Retaining walls and lateral earth pressures;
  - Soil corrosivity and water-soluble sulfates;

- Pavement sections;
- Exterior flatwork;
- Surface drainage.

The scope and fee provided for this task consist of one (1) geotechnical engineering site mobilization to obtain required field data and does not include additional surveyor mobilizations. Revisions to the geotechnical engineering report based on changes or additions to the scope will be considered an additional service.

#### **Task 4 – 50% Design Development Documents**

Kimley-Horn will further develop the design as laid out in the Morgan Hill Master Plan for the 50% Design Development Document package submittal and will consist of the following:

##### **Task 4A: Landscape and Hardscape Plans**

Kimley-Horn, in coordination with the Town, will evaluate the Morgan Hill Master Plan and provide one (1) round of reasonable design updates to reflect current amenity needs as determined by the Town. Significant amenity layout changes and deviation from the amenities proposed within the Morgan Hill Master Plan will be considered an Additional Service. The design updates will be reflected in the following.

- Planting Plan – Kimley-Horn will provide a conceptual layout of proposed planting areas, including trees, shrub areas, and groundcover along with a plant schedule identifying species, quantities, sizes. Hardscape materials, park amenities, site furnishings, and shade structures will be labeled on the Hardscape Plan.
- Hardscape and Site Furnishings Plan – Kimley-Horn will provide the layout of the following:
  - On-site pedestrian circulation routes limited to concrete paving, pavers and decomposed granite;
  - Park features and amenities as identified on the Morgan Hill Master Plan;
  - Playground, landscape, and park amenity curbing and seat walls;
  - Site furnishings limited to outdoor seating, benches, trash receptacles, pet waste stations, tables, and bike racks.

The Landscape and Hardscape Plans will be provided to the Town in PDF format. Comments from the Town will be addressed and resubmitted as part of the 100% Design Development Documents Task. Irrigation Plans are not included as part of this task. Preliminary layout of irrigation mainline and equipment will be provided as part of Task 4A. Product selection and construction details are not included as part of this contract and will be provided in the Construction Documents. Meetings and coordination in support of this task will be provided as part of Task 11.

##### **Task 4B: Civil Plans**

Kimley-Horn will prepare the 50% Design Development Documents package that will include the following plan sheets:

- Cover Sheet
  - Up to one (1) plan sheet is anticipated.
  - This plan will consist of basic project information, required Town signature blocks, and a sheet index
- General Notes
  - Up to two (2) plan sheets are anticipated.
  - This plan will consist of general, Town, and site-specific engineering notes.
- Existing Conditions and Demolition Plan
  - One (1) overall plan is anticipated

- This plan will show the existing site and identify site features within the proposed property limits. This plan will also show the existing improvements within the project area to be demolished or protected in place.
- Horizontal Control and Paving Plan
  - One (1) overall plan is anticipated.
  - This plan will show site dimensions to be used for construction and identify site features within the proposed property boundary. Proposed pavement sections will be identified as recommended by the Geotechnical Engineer.
- Grading Plan
  - One (1) overall plan is anticipated.
  - This plan will indicate proposed grading of the Site consisting of one-foot contours and select spot elevations. This plan will also consist of the proposed storm sewer system layout and structure elevations for the purpose of stormwater conveyance to the existing drainage system. Storm sewer profiles are not anticipated as part of this task.
- Utility Plan
  - Up to one (1) plan sheet is anticipated.
  - This plan will show the proposed water and sanitary sewer improvements that will serve the proposed improvements.
- Site Details
  - Up to five (5) plan sheets are anticipated.
  - The Consultant will prepare detail sheets showing site and grading details to assist with site construction. Where available, Town provided details will be utilized and/or incorporated by reference only.

#### **Task 5 – 100% Design Development Documents**

Kimley-Horn will incorporate Client comments from the 50% Design Development Document package and further develop the design as part of the 100% Development Document package submittal, which will consist of the following:

##### Task 5A: Landscape and Hardscape Plans

- Planting Plan, Details, and Specifications: Kimley-Horn will prepare a conceptual layout of proposed planting areas, including trees, shrub areas, and groundcover based on the 50% Design Development Document package along with a plant list identifying species, quantities, sizes, locations, spacing, details, and specifications (on the plans).
- Hardscape and Site Furnishings Plan: Kimley-Horn will prepare a detailed material layout of the following:
  - On-site pedestrian circulation routes limited to concrete paving, pavers, and decomposed granite;
  - Park features and amenities as identified on the Morgan Hill Master Plan;
  - Playground, landscape, and park amenity curbing and seat walls;
  - Site furnishings limited to outdoor seating, benches, trash receptacles, pet waste stations, tables, bike racks, and exercise equipment. Final color selections will be approved by the Town of Erie.

The Landscape and Hardscape plans will be provided to the Town of Erie in PDF format. Kimley-Horn will address up to one (1) round of Town comments. Preliminary layout of irrigation mainline and equipment will be provided as part of Task 5A. Irrigation plans are not included as a part of this task. Construction details are not included as a part of this task and will be provided with Construction Documents (Task 6). Meetings and coordination in support of this task will be provided as a part of Task 11.

#### Task 5B: Civil Plans

Kimley-Horn will prepare the 100% Design Development Documents package that will include the following plan sheets:

- Cover Sheet
  - Up to one (1) plan sheet is anticipated.
  - This plan will consist of basic project information, required Town signature blocks, and a sheet index.
- General Notes
  - Up to two (2) plan sheets are anticipated.
  - This plan will consist of general, Town, and site-specific engineering notes.
- Existing Conditions and Demolition Plan
  - One (1) overall plan and up to four (4) detailed plans are anticipated at 1"=20' scale.
  - This plan will show the existing site and identify site features within the proposed property limits. This plan will also show the existing improvements within the project area to be demolished or protected in place.
- Horizontal Control and Paving Plan
  - One (1) overall plan and up to four (4) detailed plans are anticipated at 1"=20' scale.
  - This plan will show site dimensions to be used for construction and identify site features within the proposed property boundary. Proposed pavement sections will be identified as recommended by the Geotechnical Engineer.
- Grading Plan
  - One (1) overall plan and up to four (4) detailed plans are anticipated at 1"=20' scale.
  - This plan will indicate proposed grading of the Site consisting of one-foot contours and select spot elevations. This plan will also consist of the proposed storm sewer system layout and structure elevations for the purpose of stormwater conveyance to the existing drainage system. Storm sewer profiles are not anticipated as part of this task.
- Utility Plan
  - Up to one (1) plan sheet is anticipated.
  - This plan will show the proposed water and sanitary sewer improvements that will serve the proposed improvements.
- Site Details
  - Up to five (5) plan sheets are anticipated.
  - The Consultant will prepare detail sheets showing site and grading details to assist with site construction. Where available, Town provided details will be utilized and/or incorporated by reference only.

In addition to the plan sheets provided, the following reports will be provided at the 50% Construction Document package deliverable:

- Phase I Drainage Report
  - This report will be in accordance with Criteria set in the Town of Erie Standard and Specifications Section 162.01.04.
- Preliminary Utility Report
  - This report will be in accordance with Criteria set in the Town of Erie Standard and Specifications Section 162.01.01.

#### Task 6 – Landscape Architectural Construction Documents

As part of the Landscape Architectural Construction Documents tasks, Kimley-Horn will determine which park amenities from the Morgan Hill Design Document package will be included within Phase 1 of the Construction Documents based on budget restrictions. This process will be in collaboration with Town Staff and said selections will be reflected in the deliverables in the tasks below.

With the approved Morgan Hill Design Document package, Kimley-Horn will develop the Phase 1 Construction Documents package and prepare the following landscape architectural documents as described below.

**Task 6a – Landscape Plans**

- Planting Plan, Details and Specifications: Kimley-Horn will prepare a Planting Plan consisting of a detailed layout of proposed plantings for Phase 1 based on the approved Design Document package with a plant list identifying species, quantities, sizes, locations, spacing, details and specifications (on the plans) for implementation.

**Task 6b – Hardscape Plans**

- Hardscape Plan, Details and Specifications: Kimley-Horn will prepare a Hardscape Plan consisting of material layout, details, cut sheets, and specifications (on the plans) for the specialized hardscape areas, site furnishings, and selected components for Phase 1 based on the approved Design Document package.

**Task 6c – Irrigation Plans**

- Irrigation Plan, Details, and Specifications: Kimley-Horn will review available water pressure information and prepare a Phase 1 Irrigation Plan indicating irrigation connection, backflow, head layout, mainline and lateral line layout, sleeve locations, valve sizes and location, controller type and location, and product details and specifications (on the plans).

In addition to the plan sheets provided, the following reports will be provided with each submittal:

- Written Specifications

Kimley-Horn will provide the Construction Documents to the Town, up to three (3) submittals, providing two (2) rounds of revisions per Town comments. Revisions beyond those identified above will be provided as an Additional Service.

**Task 7 – Civil Construction Documents**

As part of the Civil Construction Documents tasks, Kimley-Horn will determine which park amenities from the Morgan Hill Design Document package will be included within Phase 1 of the Construction Documents based on budget restrictions. This process will be in collaboration with Town Staff and said selections will be reflected in the deliverables in the tasks below.

**Task 7a – Civil Construction Documents**

- Cover Sheet
  - Up to one (1) plan sheet is anticipated.
  - This plan sheet will consist of basic project information, required Town signature blocks, and a sheet index.
- General Notes
  - Up to two (2) plan sheets are anticipated.
  - These plan sheets will consist of general, Town, and site-specific engineering notes.
- Existing Conditions and Demolition Plan
  - One (1) overall plan and up to four (4) detailed plans are anticipated at 1"=20' scale.
  - These plan sheets will show the existing site and identify site features within the proposed property limits. This plan will also show the existing improvements within the project area to be demolished or protected in place.
- Horizontal Control and Paving Plan
  - One (1) overall plan and up to four (4) detailed plans are anticipated at 1"=20' scale

- o These plan sheets will show site dimensions to be used for construction and identify site features within the proposed property boundary. Proposed pavement sections will be identified as recommended by the Geotechnical Engineer.
- Grading Plan
  - o One (1) overall plan and up to four (4) detailed plans are anticipated at 1"=20' scale.
  - o These plan sheets will indicate proposed grading of the Site consisting of one-foot contours and select spot elevations. This plan will also consist of the proposed storm sewer system layout and structure elevations for the purpose of stormwater conveyance to the existing drainage system.
- Utility Plan
  - o Up to one (1) plan sheet is anticipated.
  - o This plan will show the proposed water and sanitary sewer improvements that will serve the proposed improvements.
- Sanitary Sewer Plan and Profile
  - o Up to (3) plan sheets are anticipated.
  - o Profile views will be provided for sanitary sewer mains and service lines detailing pipe size, material, and slope information.
- Storm Sewer Plan and Profile
  - o Up to (4) plan sheets are anticipated.
  - o Profile views will be provided for storm sewer mains and service lines detailing pipe size, material, and slope information.
- Site Details
  - o Up to five (5) plan sheets are anticipated.
  - o The Consultant will prepare detail sheets showing site and grading details to assist with site construction. Where available, Town provided details will be utilized and/or incorporated by reference only.

In addition to the plan sheets provided, the following reports will be provided at the 50% Design Development Document package deliverable:

- Phase III Final Drainage Report
  - o This report will be in accordance with Criteria set in the Town of Erie Standard and Specifications Section 162.02.04.
  - o The Consultant will develop the Final Drainage Report to detail the on-site storm system collecting and conveying the developed on-site runoff consistent with the overall subdivision's Phase III Final Drainage Report. The Final Drainage Report will consist of the following:
    - Final drainage analysis required for the storm sewer collection system;
    - Stormwater discharge rates;
    - Hydraulic grade line analysis for minor and major storm events per Town criteria;
    - Stormwater pipe sizing;
    - Low Impact Development (LID) design as required by Town criteria;
    - Inlet sizing;
    - Rip-rap sizing, if needed.
- Final Utility Report
  - o This report will be in accordance with Criteria set in the Town of Erie Standard and Specifications Section 162.02.01
  - o The Consultant will develop the Final Utility Report and will consist of the following:
    - Potable water Demands per Town standards;
    - Descriptions of the offsite, existing, and proposed potable water systems;
    - Fire demands;
    - Sanitary Sewer Flows per Town standards;
    - Descriptions of the offsite, existing, and proposed sanitary sewer systems.

Kimley-Horn will provide the Construction Documents to the Town, up to three (3) submittals, providing two (2) rounds of revisions per Town comments. Revisions beyond those identified above will be provided as an Additional Service.

#### Task 7b – Phase 1 Construction Documents

- Cover Sheet
  - Up to one (1) plan sheet is anticipated.
  - This plan sheet will consist of basic project information, required Town signature blocks, and a sheet index.
- General Notes
  - Up to two (2) plan sheets are anticipated.
  - These plan sheets will consist of general, Town, and site-specific engineering notes.
- Existing Conditions and Demolition Plan
  - One (1) overall plan and up to four (4) detailed plans are anticipated at 1"=20' scale.
  - These plan sheets will show the existing site and identify site features within the proposed property limits. This plan will also show the existing improvements within the project area to be demolished or protected in place.
- Horizontal Control and Paving Plan
  - One (1) overall plan and up to four (4) detailed plans are anticipated at 1"=20' scale.
  - These plan sheets will show site dimensions to be used for construction and identify site features within the proposed property boundary. Proposed pavement sections will be identified as recommended by the Geotechnical Engineer.
- Grading Plan
  - One (1) overall plan and up to five (5) detailed plans are anticipated at 1"=20' scale.
  - These plan sheets will indicate proposed grading of the Site consisting of one-foot contours and select spot elevations. This plan will also consist of the proposed storm sewer system layout and structure elevations for the purpose of stormwater conveyance to the existing drainage system.
- Utility Plan
  - Up to one (1) plan sheet is anticipated.
  - This plan will show the proposed water and sanitary sewer improvements that will serve the proposed improvements.
- Sanitary Sewer Plan and Profile
  - Up to (3) plan sheets are anticipated.
  - Profile views will be provided for sanitary sewer mains and service lines detailing pipe size, material, and slope information.
- Storm Sewer Plan and Profile
  - Up to (4) plan sheets are anticipated.
  - Profile views will be provided for storm sewer mains and service lines detailing pipe size, material, and slope information.
- Site Details
  - Up to five (5) plan sheets are anticipated.
  - The Consultant will prepare detail sheets showing site and grading details to assist with site construction. Where available, Town provided details will be utilized and/or incorporated by reference only.

In addition to the plan sheets provided, the following reports will be provided at the 50% Design Development Document package deliverable:

- Erosion Control Plans and Report

- o Erosion Control Plans
  - The Consultant will prepare initial, interim, and final phase erosion control plan sheets
    - Up to three (3) plan sheets are anticipated.
- o Erosion Control Details
  - The Consultant will prepare detail sheets showing Town and/or Mile High Flood District standard erosion control details
    - Up to four (4) sheets are anticipated.
- o Stormwater Management Plan ("SWMP") Report
  - The Consultant will prepare a SWMP Report for the Project that will indicate construction Best Management Practices ("BMPs") recommended for site construction in accordance with the Town and Colorado Department of Public Health and Environment ("CDPHE") requirements. This task assumes that the Contractor will apply for the CDPHE Construction Stormwater Discharge permit.
- Phase III Final Drainage Report
  - o This report will be in accordance with Criteria set in the Town of Erie Standard and Specifications Section 162.02.04.
  - o The Consultant will develop the Final Drainage Report to detail the on-site storm system collecting and conveying the developed on-site runoff consistent with the overall subdivision's Phase III Final Drainage Report. The Final Drainage Report will consist of the following:
    - Final drainage analysis required for the storm sewer collection system;
    - Stormwater discharge rates;
    - Hydraulic grade line analysis for minor and major storm events per Town criteria;
    - Stormwater pipe sizing;
    - Low Impact Development (LID) design as required by Town criteria;
    - Inlet sizing;
    - Rip-rap sizing, if needed.
- Final Utility Report
  - o This report will be in accordance with Criteria set in the Town of Erie Standard and Specifications Section 162.02.01.
  - o The Consultant will develop the Final Utility Report and will consist of the following:
    - Potable water Demands per Town standards;
    - Descriptions of the offsite, existing, and proposed potable water systems;
    - Fire demands;
    - Sanitary Sewer Flows per Town standards;
    - Descriptions of the offsite, existing, and proposed sanitary sewer systems.
- Written Specifications

Kimley-Horn will provide the Construction Documents to the Town, up to three (3) submittals, providing two (2) rounds of revisions per Town comments. Revisions beyond those identified above will be provided as an Additional Service.

#### **Task 7 – Dry Utility Design & Coordination**

Kimley-Horn will provide the services specifically set forth below.

- Submit applications to Xcel Energy for new electric services for maintenance building, restrooms, and shelters.
- Coordinate Xcel Energy transformer location with Design Team and Owner.
- Review the designs and cost estimates provided by Services Providers.

### **Task 8 – Mechanical and Plumbing**

Kimley-Horn will provide a mechanical and plumbing design for the 500 square foot Morgan Hill maintenance building. Mechanical design will be limited to electrical unit heaters provided for freeze protection only. Plumbing design will be limited to a sink and a couple of hose bibs, locations provided by the client.

Kimley-Horn will also provide the mechanical and plumbing design for a 500 square foot restroom facility. Mechanical design will be limited to electrical type heaters provided for freeze protection only. Plumbing design will be provided to serve the restroom fixtures including domestic hot and cold water, sanitary waste and vent, and an electric tank type water heater.

Mechanical and plumbing plans are anticipated to consist of the following:

#### Mechanical

- General notes, legend, and schedules (2 sheets)
- Mechanical details (2 sheets)
- Floor Plan (3 sheets)

#### Plumbing

- General notes, legend, and schedules (2 sheets)
- Plumbing details (2 sheets)
- Water floor plan (3 sheets)
- Waste and vent floor plan (3 sheets)

Kimley-Horn will provide the Construction Documents to the Town, up to three (3) submittals, providing two (2) rounds of revisions per Town comments. Revisions beyond those identified above will be provided as an Additional Service.

### **Task 9 – Electrical Design and Photometric Analysis**

Kimley-Horn will provide electrical plans and parking lot lighting photometric analysis for the park development. The photometric analysis will adhere to the guidelines set forth by the Town of Erie.

Photometric analysis will be performed on the surface parking lots, drive aisles and shade structure. Photometric analysis will be completed based on a single fixture type, such as bollard, pole light or wall mounted fixture, for each application selected by the owner. Analysis will not include any feature lighting such as tree up lighting or decorative wall wash, lighting inside the buildings or sports field lighting.

Electrical plans will consist of underground conduit, conductors, pull boxes, pole and foundation detail, voltage drop, and load calculations. It is assumed the maintenance and restroom facilities will be prefabricated with electrical loads provided to Kimley-Horn. Electrical plans for the buildings will include routing power to a demark disconnect switch or panelboard in or on the building. Electrical distribution throughout the building will be part of the prefabrication manufactures scope. It is assumed that the power for the park will include a new metered service. Electrical plans are anticipated to consist of the following:

- General Notes
- Photometric Summary and Calculations Points
- Lighting Legend Table with model numbers
- Lighting Cut Sheet
- Lighting Locations
- Electrical Site Plans
- Electrical Schedules
- Electrical Details

This task provides for responding to up to one (1) round of comments from the Town of Erie. The lighting analysis will be limited to the park site and not include any contribution or modification to the existing streetlights on adjacent streets.

**Task 10 – Opinion of Probable Construction Cost**

Kimley-Horn will prepare one (1) Opinion of Probable Construction Cost (OPCC) of on-site improvements. The OPCC will be provided at the following submittals:

- 50% Design Development Documents, up to one (1) submittal
- 100% Design Development Documents, up to two (2) submittals
- Phase 1 Construction Documents, up to three (3) submittals

Additional submittals beyond those identified above will be considered an Additional Service.

*Kimley-Horn has no control over the cost of labor, materials, equipment, or over the Contractor's methods for determining prices or over competitive bidding or market conditions. OPCC are based on the information known to Kimley-Horn at the time and represent only Kimley-Horn's judgment as a design professional familiar with the construction industry. Kimley-Horn cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from the OPCC.*

**Task 11 – Meetings and Coordination**

Kimley-Horn will participate in a design kick-off meeting after award of the contract and prior to commencing work. The purpose of this meeting will be to provide an overview of the project scope and will include key design team members from the Town of Erie Parks, Town of Erie Engineering, the Consultant team, and other Town members that will be involved in the Project. Procedures for processing and distribution of all documents and correspondence will be discussed and established.

Kimley-Horn will participate in project meetings with the Client and Project Team, attend meetings with jurisdictional staff, and provide other coordination to support the Project. This task is intended to capture the effort for these meetings, conference calls, and design coordination for this Project. Meetings, whether in person or via telephone will include preparation and travel time. Coordination with the Client, Consultant Team, adjacent landowners, Town, or other agencies will be invoiced as a part of this task.

Biweekly meetings and conference calls with the Town staff, as well as corresponding meeting minutes, are included as part of this task. Since the scope of this task cannot be fully determined at this time, these services will be provided on an hourly basis. An hourly estimate of two hundred ten (210) hours has been provided for budgeting purposes only.

**Task 12 – Landscape Construction Phase Services**

Kimley-Horn will provide limited landscape construction phase services to Client for this project and contains:

- Up to three (3) site visits during construction. Contractor is responsible for providing notes of all field changes.
- Review shop drawings and submittals and return to Client as appropriate. The sole purpose of the Consultant's review will be to evaluate general conformance to Contract Documents. Consultant will provide timely review in accordance with the Schedule of Submittals prepared by the Client and accepted by the Consultant.
- Provide revisions to landscape architecture drawings to address minor changes in plans.
- Respond to Contractor's requests for information (RFI) for each appropriately prepared and submitted RFI.
- Review and provide comments to Client for Contractor Change Orders.

- One (1) site visit to review project completion and develop a punch list for items to be completed by the Contractor, if requested.

*Kimley-Horn will not direct the work of the Contractor, guarantee the performance of the subcontractors, nor accept responsibility for the Contractor's means, methods, and safety at the site. Kimley-Horn will not be responsible for acts or omissions of the Contractor or any of its subcontractors, suppliers, or vendors. Contractor is responsible for providing notes of all field changes.*

The preparation of record drawings or "as-builts" is not included in this Task or in this Agreement. This task does not include daily site observations for construction progress. Because the extent of our involvement is unknown at this time these services will be provided on an hourly basis. An hour estimate of up to fifty-five (55) hours for landscape architectural services. Fee estimates have been provided for budgeting purposes only and all actual time spent will be billed, at our then current hourly rates. The extent of the effort required for this task is largely dependent on the Client's Contractor and specific site conditions.

### **Task 13 – Civil Construction Phase Services**

The Consultant will provide limited civil engineering construction phase services to Client for this Project. The scope of this task includes issuing bubbled or tracked change documents after plan approval, answering questions and providing clarification of our construction documents during the bidding and construction period, answering contractor Request for Information (RFIs), review of contractor submittals, and attendance at meetings on-site as requested by the Client (up to three (3) site visits assumed).

The Consultant will not supervise, direct, or have control over Contractor's work, nor shall the Consultant have authority to stop the work or have responsibility for the means, methods, techniques, equipment choice and usage, schedules, or procedures of construction selected by Contractor, for safety programs incident to Contractor's work, or for any failure of Contractor to comply with any laws. The Consultant does not guarantee the performance of any Contractor and has no responsibility for Contractor's failure to perform its work in accordance with the Contract Documents.

The preparation of record drawings or "as-builts" is not included in this Task or in this Agreement. Because the extent of our effort for this task is unknown at this time, we have projected our effort at seventy-five (75) hours. If additional effort is requested by the Client, or other members of the project team, it will be billed as an additional service, in excess of the estimated budget amount provided.

### **Task 14 – Bid Phase Services**

Kimley-Horn will provide limited bid phase services to the Client for this project. This task may include the following:

- Respond to contractor bid questions.
- Review contractor bids.

Because the extent of our effort for this task is unknown at this time, we have projected our effort at forty (40) hours. If additional effort is requested by the Client, or other members of the project team, it will be billed as an additional service, in excess of the estimated budget amount provided.

### **Subconsultant Services**

- Geotechnical Report

### **Information Provided by Client**

Kimley-Horn shall be entitled to rely upon the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn during the Project, including, but not limited to the following:

- A current Title Commitment for the referenced property with copies of or links to all documents listed in the commitment.

- Access to the property.

**Additional Services:**

Kimley-Horn may, upon request and authorization from the Client, provide services in addition to those identified herein. Any items requested that are not specifically outlined in the Scope of Services will be considered additional services and may be provided based on a mutually agreed upon scope, fee, and schedule as authorized by the Client. Additional services we can provide include, but are not limited to, the following:

- Section/Property Corner Setting/Rehabilitation. If needed, any section corner or property corner missing, lost, buried, obliterated or not in compliance with the minimum physical standards required by the State of Colorado will be addressed.
- Design for areas outside of existing park sites, i.e. right-of-way/streetscape design;
- Entry/Gateway Monumentation and signage design;
- Illustrative 3D Models/Renderings;
- Revisions beyond those identified;
- Meetings beyond those identified;
- Site Visits beyond those identified;
- Water Quality and Detention Design;
- Offsite Drainage and/or Utility Design;
- Coordination with Franchise Utilities other than what is listed above.
- Surveying and legal preparation of easements and right-of-way will be by others.
- Telecommunications service contract negotiation.
- Design, specification, and documentation of cable infrastructure and/or equipment such as transformers, distribution panels, nodes, amplifiers, repeaters, etc.
- Design, specification, coordination and documentation of any other utilities systems such as wet utilities, etc.
- Stamped, signed, and sealed documents for Dry Utilities Design by a licensed Professional Engineer (PE).

**Schedule:**

Kimley-Horn will provide our services as practicable to meet a schedule to be mutually agreed upon after receipt of this executed agreement and notice to proceed. Additional services will be completed in a timely manner after they are authorized.

**Terms of compensation:**

<b>Task No.</b>	<b>Task Description</b>	<b>Fee</b>	<b>Fee Type</b>
<b>Task 1</b>	<b>Survey</b> Task 1A: Topographic Survey Task 1B: Legal Descriptions and Exhibits (As Requested)	\$22,300 \$1,200	<b>LS</b> <b>EA</b>
<b>Task 2</b>	<b>Traffic Impact Study</b>	\$11,000	<b>LS</b>
<b>Task 3</b>	<b>Geotechnical Report</b>	\$12,000	<b>LS</b>
<b>Task 4</b>	<b>50% Design Development Documents</b> Task 4A: Landscape and Hardscape Plans Task 4B: Civil Plans	\$52,200 \$54,300	<b>LS</b> <b>LS</b>
<b>Task 5</b>	<b>100% Design Development Documents</b> Task 5A: Landscape and Hardscape Plans Task 5B: Civil Plans	\$64,300 \$43,500	<b>LS</b> <b>LS</b>
<b>Task 6</b>	<b>Landscape Architectural Construction Documents</b> Task 6A: Landscape Plans Task 6B: Hardscape Plans Task 6C: Irrigation Plans	\$56,600 \$75,300 \$42,400	<b>LS</b> <b>LS</b> <b>LS</b>
<b>Task 7</b>	<b>Civil Construction Documents</b> Civil Construction Documents Phase 1 Construction Documents	\$134,200 \$109,200	<b>LS</b> <b>LS</b>
<b>Task 7</b>	<b>Dry Utility Design and Coordination</b>	\$3,800	<b>LS</b>
<b>Task 8</b>	<b>Mechanical and Plumbing</b>	\$17,000 \$3,000	<b>LS</b> <b>HR. NTE</b>
<b>Task 9</b>	<b>Electrical Design and Photometric Analysis</b>	\$10,000	<b>LS</b>
<b>Task 10</b>	<b>Opinion of Probable Construction Cost</b>	\$23,400	<b>LS</b>
<b>Task 11</b>	<b>Meetings and Coordination</b>	\$44,900	<b>HR Est.</b>
<b>Task 12</b>	<b>Landscape Construction Phase Services</b>	\$11,500	<b>HR. Est.</b>
<b>Task 13</b>	<b>Civil Construction Phase Services</b>	\$13,000	<b>HR. Est.</b>
<b>Task 14</b>	<b>Bid Phase Services</b>	\$7,700	<b>HR. Est.</b>
	Totals	\$731,500 \$80,100	<b>LS</b> <b>HR Est.</b>

**LS = Lump Sum Fee** - Services indicated by a "LS" will be provided for the identified Lump Sum Fee. All expenses incurred in the completion of this scope are included within the above fees. All permitting, application, and similar Project fees will be paid directly by the Town.

**HR = Hourly** - Services indicated by "HR" will be provided on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to our then-current rates. The estimated budget for these tasks is based upon the assumed hours noted within the Scope of Services.

**Reimbursable Expenses** - For all tasks, direct reimbursable expenses such as plan reproduction, express mail, air travel, lodging, mileage (greater than 100 miles) and other direct expenses will be billed at 1.15 times cost. AutoCAD drawing plots printed in-house for external use will be billed at the rate of \$3 per bond plot. As to hourly tasks, an amount equal to 6% of the labor effort will be added to each invoice to cover certain other expenses such as in-house duplicating, local mileage, telephone calls, facsimiles, postage, and word processing. All permitting, application, and similar project fees will be paid directly by the Client. Fees and expenses will be invoiced monthly based, as applicable, upon the percentage of services completed or actual services performed and expenses incurred as of the invoice date. Payment will be due and payable within 25 days of your receipt of the invoice.



**Exhibit A – Limits of Survey**