

Steamboat Basecamp - Improvements Summary



July 6, 2023

Landmark Job No. 2387-004

Ms. Kelly Douglas, Senior Planner
City of Steamboat Springs Planning Department
PO Box 775088
Steamboat Springs, CO 80477

**RE: Steamboat Basecamp – PL20210006
Steamboat Springs, Colorado
Final Plat (Status of Improvements/Surety Calculations)**

Dear Kelly,

The purpose of this letter is to provide the City of Steamboat Springs (City) Planning with information regarding the status of the improvements associated with the development on Worldwest Subdivision Lot 1 (the Project, a.k.a. Basecamp Phase 1) towards recording a Final Plat.

The statements in this letter focus on the conditions of approval described in the July 6, 2022 decision letter for the Preliminary Plat (PL20210006) and are supported by our familiarity of the site, the construction drawings prepared by Landmark Consultants, Inc. (Landmark) and our understanding of current and local construction cost data.

Additionally, per the conditions outlined in the July 6, 2022 three lot subdivision and variances letter, the following items were designated as critical improvements which were necessary to be constructed prior to the recording of the plat:

- a. Private Street
- b. Right in – Right out modifications of access onto Elk River Road
- c. Relocation of Transit Stop on Elk River Road
- d. Drainage
- e. Storm water quality; and,
- f. Infrastructure shown on the Preliminary Plat
 - i. Water and Sewer
 - ii. Sidewalk Reconstruction

These items are in various states of construction or completion at the time of this writing and are listed in the Engineer's Estimate of Probable Construction Cost.

Landmark performed part-time, on call construction observation services as requested for the site improvements, particularly water and sewer mains in accordance with the City of Steamboat Springs' Standard Specifications for Water and Wastewater Utilities criteria. Northwest Colorado Consultants, Inc. provided materials and compaction testing and we are unaware of any site materials or compaction

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issues. Ken Fones Construction performed the construction of the site improvements under Deneuve Construction Services, Inc. – the general contractor.

The attached surety calculation itemizes the scope of work and quantifies what is remaining to be completed or held for warranty. The reflected values are based on quantities that are mutually agreed upon with the Owner, Contractor and our professional opinion.

Public Improvements

I, Timothy Brodman, P.E., have performed or supervised construction observation during Construction for the following public improvements:

<u>Public Roads</u>	<u>Public Sidewalks</u>	<u>Public Trails</u>
<u>Public Detention Pond/ Storm water Quality Features</u>	<u>Public Storm Sewer System Components</u>	<u>X Other (list)</u> Water and Sewer Mains

In accordance with Sections 5.2 and 5.3 of the Bylaws, Rules and Policies of the State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors, I do hereby certify that I performed or supervised construction observation during construction operations and based on our observations to date, it is our opinion that the above described public improvements shown as completed as of October 31, 2022, appear to be in substantial conformance with the plans and specifications prepared by Landmark Consultants, Inc. to our knowledge and belief.

As of July 5, 2023, the following public improvements have not been completed, require modification, or were noted as discrepancies from the approved plans:

Water and Sewer: The overall site water and sewer improvements have been installed and tested. We have submitted a Preliminary Acceptance request and supporting documentation on behalf of the Owner. The funds identified herein presume that Preliminary Acceptance has been granted.

Private Improvements

We have also performed, or supervised, limited construction observation for surficial review of the private improvements shown on the approved drawings. Based on those observations, the appearance of the following private improvements seems to be generally complete, or as noted below, per the approved drawings: overall grading, storm drain systems, sidewalks, trails, storm water quality features, and other site-specific features (if listed).

Private Street: At the time of this letter, the top asphalt course has been placed. The associated pavement markings and signage have not been completed. Some work remains where curb and gutter or valley pan concrete is incomplete through the road and parking areas.

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The scope of the private street is limited to 24-ft wide travel surface only as shown on the Preliminary Plat drawings. No considerations for the adjacent parking spaces, sidewalks or related improvements for the Basecamp Phase I building are included.

Right in-Right out modifications: The right in/right out splitter island at the intersection with Elk River Road is nearly complete and only requires sidewalk in-fills.

Water Quality and Stormwater Detention Pond: The water quality/detention pond has been roughly constructed, however it is not yet complete. When completed, the pond will be topographic surveyed to ensure it meets the required volume. At that time, Landmark will certify the pond's condition and volume, as well as record an "Ownership & Maintenance Agreement". The storm sewer stubs and flared end sections have been installed. The overall system needs completed and cleaned in order to provide an overall functioning network per the design plans. This is tabulated as "Continuity of Storm Sewer System", item #13.

Sidewalks: The sidewalk relocation, in the Curve Ct. and Highway 40 ROW, has not been constructed and is reflected in the attached surety calculation.

Landmark does not provide a guarantee or warranty of the work, nor do we suggest that items not listed on the "Engineer's Opinion of Probable Construction Costs" are satisfactory by default. Further, the observations described herein do not relieve the Contractor from compliance with the requirements of the plans and specifications.

This letter does not constitute a guarantee or acceptance either expressed or implied of work not in compliance with the approved documents or work not properly maintained. Nor is this a release of the Owner's or Contractor's obligation to complete work in accordance with the same or provide proper maintenance of the work.

As normal with any site, future and on-going maintenance will be required for the site improvements by the existing and future property owners or ownerships.

Notice of Construction: The subject site remains an active construction site and on-going, dynamic activities may impact the scope, stature and condition of the items described herein.

If you have any questions, please do not hesitate to contact us.

Sincerely,
Landmark Consultants, Inc.

Timothy Brodman, P.E.

Attachments: Engineer's Opinion of Probable Construction Costs



141 9th St • Steamboat Springs
CO 80477 • (970) 871-9494
www.landmark-co.com