



October 3, 2025

Amy Strouthopoulos, P.E  
Pavement Management Supervisor  
Douglas County Department of Public Works  
100 Third St.  
Castle Rock, CO 80104

Re: Perry Park Area LID Group 2 (Spring Canyon)  
Final Design Proposal

Dear Ms. Strouthopoulos:

A proposal has been requested for final design of the Group 2 Local Improvement District (LID). This proposal includes final design and Issued for Bid Documents of items including roadway, drainage, water and sewer utility infrastructure.

Scope of Services – Roadway and Drainage Final Design

The services to be provided by TST for final design of the roadway improvements will generally include the following tasks:

- Final design of the drainage analysis and improvements
  - Calculations for the drainage areas updated based on final design adjustments
  - Final sizing of drainage structures
  - Drainage memorandum documenting drainage design.
- Final Roadway features
  - Confirm required resets and removals of existing features
  - Coordinate and incorporate potholing of existing utilities design for the project
    - Potholing will be contracted and paid directly by Douglas County but estimated pricing is included to relay project costs.
  - Confirm horizontal and vertical geometry of roadway to be improved
  - Confirm revegetation requirements and finalize the special grading aspects for the roadway side slopes
  - Confirm Grading Erosion and Sediment Control (GESC) features required
    - Develop GESC report
- Water, Sanitary Sewer, Natural Gas & Electric Design Coordination
  - Coordinate final design requirements with water and sanitary sewer design
  - Contact and coordinate final design requirements for natural gas main design with Black Hills Energy. Design fees from Black Hills Energy are not included.
  - Contact and coordinate final design requirements for electrical main design with CORE Electric Cooperative. Design fees from CORE Electric Cooperative are not included.

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- 100% Issued for Bid Plans and Specifications
  - Cover / Index Sheets
  - Standard Plans List
  - General Notes
  - Summary of Approximate Quantities
  - Tabulation of Quantities
  - Survey Control Diagram
  - Typical Sections
  - Demolition Plan
  - Geometric Plan
  - Road Plan and Profile Drawings
  - Roadway Cross Sections
  - Grading Drawings
  - Culvert Drawings
  - Electric / Gas Sleeving Plan as well as plans from Electric and Gas company to required contractor coordination for installation during construction
  - Douglas County ROW Details
  - Signage Plan
  - GESC Plans
  - GESC Standards Details
  - Construction Specifications
- Douglas County Review and Status Update Meetings (Assume 5)
- Updated Project Cost Estimate
- Bidding Assistance
  - Attend Pre-Bid Meeting
  - Response to Contractor Questions, assumed 112 hours max

The scope of work specifically excludes, but could be incorporated for an additional fee if requested:

- Permit or Plan Review Fees
- Water, Sanitary Sewer, Electric, Natural Gas Design
- Planning Commission specific submittals or approvals
- New easement acquisition, if required

#### Water and Sewer Utility Final Design

The scope of services for the water and sewer utility final design will be coordinated with Perry Park Water and Sanitation District and generally consists of the following tasks:

- Coordination of utility design and location with site survey and geotechnical information.

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- Coordinate design of water and sewer utilities with natural gas main design from Black Hills Energy. Design fees from Black Hills Energy are not included.
- Coordinate new electrical service with design of water and sewer utilities with electrical main design from CORE Electric Cooperative. Design fees from CORE Electric Cooperative are not included.
- Construction Plans – Water and Sewer Utilities
  - Cover / Index Sheets
  - Standard Plans List
  - Key Map
  - Survey Control Diagram
  - Water Plan and Profile Drawings
  - Water Connection Details
  - PRV Vault Details
  - Water Standard Details
  - Sewer Plan and Profile Drawings
  - Force Main Plan and Profile Drawings
  - Lift Station Existing Site/Demolition Plan
  - Lift Station Site Plan
  - Lift Station Site Coordination Plan
  - Lift Station Overflow Pond Grading
  - Lift Station Overflow Pond Plan and Profiles
  - Sewer Connection Details
  - Sewer Standard Details
  - Lift Station and Overflow Pond Details
- Construction Plans – Water Storage Tank
  - Cover / Index Sheets
  - Survey Control Diagram
  - Existing Site Plan
  - Demolition Plan
  - Site Plan
  - Site Coordinate Plan
  - Grading Plan
  - Yard Piping Plan
  - Utility Profile Drawings
  - Tank Subsurface Preparation Plan
  - Tank Site Civil Details
  - Flatwork Details
  - Water Connection Details
  - Water Standard Details
  - Hydraulic Profile

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- Tank P&ID
  - Tank Process Plan and Section Views
  - Tank Process Details
- Coordination of CDPHE Lift Station Basis of Design Report and Design Approval
- Coordination of CDPHE Water Storage Tank Design Submittal Approval
- Perry Park Water and Sanitation District Review and Status Update Meetings (Assume 3)
- Location and Extent (L&E) Approvals for Lift Station and Water Storage Tank (Assumed independent)
  - L&E Application
  - L&E Report and Exhibits
  - Presubmittal Meeting
  - Address referral comments
  - Planning Commission Presentation
- Updated Project Cost Estimate

### Compensation

The estimated fee for design services of Douglas County Right-of-Way items including roadway and drainage are as follows:

#### Douglas County Roadway's and Storm Design

- Final Design Services (Fees estimated to 2025)
  - TST Estimated Fee: \$300,000
  - Potholing (Pass Through- Douglas County Contracted): \$30,000 (Estimated)
  - Survey: \$15,000
  - Contingency: \$50,000
  - Total Estimated Final Design: \$395,000

#### Water and Sanitary Sewer Utility Design

- Final Water and Sewer Utility Design Services
  - TST Estimated Fee: \$345,000
  - Design Electrical (subconsultant): \$40,000
  - Design Mechanical (subconsultant): \$15,000
  - Design Structural (subconsultant): \$40,000
  - Total Estimated Final Design: \$440,000

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**Combined Total Cost for Roadway, Storm, Water and Sanitary Sewer Final Design and Bid Phase Assistance: \$835,000**

Estimated engineering fees were developed based on the Scope of Services as described above and the attached manhour matrix. Actual engineering fees will be per actual hours to complete the project based on standard hourly rates.

TST's manhour matrix and standard hourly rates are attached.

TST appreciates the opportunity and looks forward to working with Douglas County on this project. If you have any questions or comments, please contact me at (303) 799-5197 or via email at [MGerstner@tstinfrastucture.com](mailto:MGerstner@tstinfrastucture.com).

Sincerely,  
TST Infrastructure, LLC



Michael Gerstner, P.E.  
Principal