



Subdivision Construction Documents

Specifications Attached, Drawings Under Separate Cover

STONEBRIDGE PARK**CONSTRUCTION DOCUMENTS**

Below is a listing of the Construction Documents for the subdivision construction at Stonebridge Park:

Drawing Title	Description	Date	Revision No./Date
Cover Sheet		06/25/99	10/29/99
Sheet No. 1	General Notes and Typical Drive Sections	06/07/99	Rev. No. 2 10/29/99
Sheet No. 2	Site Plan/Preliminary Plat	06/07/99	Rev. No. 2 10/29/99
Sheet No. 3	Grading, Drainage and Storm Management Plan	06/07/99	Rev. No. 3 03/31/00
Sheet No. 4	Water and Sewer Plan	06/07/99	Rev. No. 3 03/31/00
Sheet No. 5	Dry Utility Plan	06/07/99	Rev. No. 2 10/29/99
Sheet No. 6	Road Profiles	06/07/99	
Sheet No. 7	Road Cross Sections - Stonebridge Drive	06/07/99	
Sheet No. 8	Road Cross Sections - Stonebridge Court	06/07/99	Revised 10/29/99
Sheet No. 9	Road Cross Sections - Lots 2 & 3 Driveway	06/07/99	Revised 10/29/99
Sheet No. 10	Steamboat Springs Water Standard Details	06/03/99	
Sheet No. 11	Low Pressure Sewer Typical Details	06/07/99	Rev. No. 2 10/29/99
Sheet No. 12	Miscellaneous Details	06/07/99	
Specifications		June 1999	

The Specifications are attached herein and the Drawings are under separate cover.

94086
SPECIFICATIONS

Contract Documents and Specifications for
STONEBRIDGE PARK
A Subdivision in Steamboat Springs, Colorado
June, 1999

CIVIL DESIGN CONSULTANTS, INC.
ENGINEERS AND PLANNERS
405 South Lincoln Avenue, P.O. Box 775167
Steamboat Springs, CO 80477
Phone: (970) 879-3022 FAX: (970) 879-3028
Project No. 2072.016B
Issue Date: June, 1999

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GENERAL INFORMATION

The technical specifications which follow cover the general conditions and additional supplemental general conditions of the Contract. The specifications also cover the technical requirements for completing the work, and the procedures for obtaining municipal acceptance of the work.

It is assumed that the contract forms for this project, which are not in this package, are being issued as separate documents. The contract terms, construction schedule and contract security shall be as negotiated between the Owner and Contractor. Any portions of these technical specifications, which are in conflict with the negotiated contract shall be considered null and void.

The specifications include provisions for measurement and payment, which the Contractor and Owner may, at their option, use to establish the method of measurement and payment for items of work.

The Contractor shall be solely responsible for the construction means, methods, techniques and safety procedures to be followed during completion of the work. Neither the Engineer or Owner shall have any duty or responsibility in this regard. The schedule for completing the work shall be subject to permit requirements from the City of Steamboat Springs.

BID

TO: Skitime Square Enterprises
2200 Village Inn Court
P.O. Box 774808
Steamboat Springs, CO 80477

FOR: Stonebridge Park Subdivision Improvements

Receipt of Addendum Numbers 1, _____ is hereby acknowledged.

Being familiar with the requirements of the Project Schedule, the undersigned Bidder hereby proposes to furnish all labor, materials, tools, supplies, equipment, transportation, services and all other items; and to install all items necessary for the completion of the Project in accordance with these Specifications and Drawings; for and in consideration of the prices indicated in the following Bid.

Quantities stated in the Bid are estimated quantities only and it is understood that the actual quantities as measured in the field may vary from those estimated.

In submitting the following Bid, it is understood that the right is reserved by the Owner to reject any and all bids, to waive irregularities in bidding and to accept the Bid that best serves his interest.

Bidder hereby agrees to commence work under this Contract on or before a date to be specified in the Notice to Proceed and to fully complete the project within the time frames established in the Special Provisions. Bidder further agrees to pay as liquidated damages, the sum of \$ _____ for each consecutive calendar day thereafter as provided in Section 15 of the General Conditions.

All prices on the bid form must be written in words and expressed in figures. If a discrepancy exists between the amount stated in words and the amount stated in figures, the amount stated in words shall govern. In case of an error in the extension of a bid item price, the unit bid price shall govern.

BID TOTAL \$ _____

BIDDERS NAME _____

BY _____

ADDRESS _____

STATE OF INCORPORATION _____

BIDDER'S LEGAL STATUS _____

Dated this _____ day of _____, 19____.

ATTEST:

Secretary

(Corporation Seal) Corporation

**STONE BRIDGE PARK
 BID ITEMS 6/7/99
 SCHEDULE A – Roads and Driveways**

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
1.	<u>Clearing and Grubbing</u>				
	_____	ac.	2.6	\$ _____	\$ _____
2.	<u>Topsoil Handling (Assuming 18" depth)</u>				
a.	Excavation & placement in temporary stockpiles				
	_____	c.y.	900	\$ _____	\$ _____
b.	Excavation & haul off site				
	_____	c.y.	3,700	\$ _____	\$ _____
c.	Topsoil replacement on site, 4" deep				
	_____	c.y.	900	\$ _____	\$ _____
3.	<u>Common Excavation and Embankment Including Over Excavation required for Rock Veneer on Cut Slopes</u>				
	_____	c.y.	3,500	\$ _____	\$ _____
4.	<u>Imported Fill</u>				
a.	Pit run, compacted, in place				
	_____	c.y.	100	\$ _____	\$ _____
b.	Unclassified material compacted, in place				
	_____	c.y.	1,300	\$ _____	\$ _____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
5.	<u>Boulder Veneer Retaining on 1:1 Slope</u>				
	_____	v.s.f.	2,700	\$ _____	\$ _____
6.	<u>Road Subgrade Preparation</u>				
	_____	l.s.	1	\$ _____	\$ _____
7.	<u>Paved Drive Construction to 15 Ft. Beyond Edge of Existing Pavement, Lot 1</u>				
	_____	l.s.	1	\$ _____	\$ _____
8.	<u>Paved Drive Construction to 15 Ft. Beyond Edge of Existing Pavement and remainder to subgrade, Lots 2/3</u>				
	_____	l.s.	1	\$ _____	\$ _____
9.	<u>Drive Construction to 20 Ft. Beyond Edge of New Pavement, Subgrade Only</u>				
a.	Lots 4, 5, 6, 7, 9				
	_____	ea.	2	\$ _____	\$ _____
10.	<u>Drive/Fire District Turn-around Construction, Subgrade plus 6" Gravel Surfacing</u>				
	_____	l.s.	145	\$ _____	\$ _____
11.	<u>Culvert Installation</u>				
a.	18" CMP				
	_____	l.f.	150	\$ _____	\$ _____

BID

TO: Skitime Square Enterprises
2200 Village Inn Court
P.O. Box 774808
Steamboat Springs, CO 80477

FOR: Stonebridge Park Subdivision Improvements

Receipt of Addendum Numbers 1, _____ is hereby acknowledged.

Being familiar with the requirements of the Project Schedule, the undersigned Bidder hereby proposes to furnish all labor, materials, tools, supplies, equipment, transportation, services and all other items; and to install all items necessary for the completion of the Project in accordance with these Specifications and Drawings; for and in consideration of the prices indicated in the following Bid.

Quantities stated in the Bid are estimated quantities only and it is understood that the actual quantities as measured in the field may vary from those estimated.

In submitting the following Bid, it is understood that the right is reserved by the Owner to reject any and all bids, to waive irregularities in bidding and to accept the Bid that best serves his interest.

Bidder hereby agrees to commence work under this Contract on or before a date to be specified in the Notice to Proceed and to fully complete the project within the time frames established in the Special Provisions. Bidder further agrees to pay as liquidated damages, the sum of \$ _____ for each consecutive calendar day thereafter as provided in Section 15 of the General Conditions.

All prices on the bid form must be written in words and expressed in figures. If a discrepancy exists between the amount stated in words and the amount stated in figures, the amount stated in words shall govern. In case of an error in the extension of a bid item price, the unit bid price shall govern.

BID TOTAL \$ _____

BIDDERS NAME _____

BY _____

ADDRESS _____

STATE OF INCORPORATION _____

BIDDER'S LEGAL STATUS _____

Dated this _____ day of _____, 19____.

ATTEST:

Secretary

(Corporation Seal) Corporation

**STONE BRIDGE PARK
 BID ITEMS 6/7/99 – REV. 6/25/99
 SCHEDULE A – Roads and Driveways**

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
1.	<u>Clearing and Grubbing</u>				
	_____	ac.	2.6	\$ _____	\$ _____
2.	<u>Topsoil Handling (Assuming 18" depth)</u>				
a.	Excavation & placement in temporary stockpiles				
	_____	c.y.	900	\$ _____	\$ _____
b.	Excavation & haul off site				
	_____	c.y.	3,700	\$ _____	\$ _____
c.	Topsoil replacement on site, 4" deep				
	_____	c.y.	900	\$ _____	\$ _____
3.	<u>Common Excavation and Embankment Including Over Excavation required for Rock Veneer on Cut Slopes</u>				
	_____	c.y.	3,500	\$ _____	\$ _____
4.	<u>Imported Fill</u>				
a.	Pit run, compacted, in place				
	_____	c.y.	100	\$ _____	\$ _____
b.	Unclassified material compacted, in place				
	_____	c.y.	1,300	\$ _____	\$ _____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
5.	<u>Boulder Veneer Retaining on 1:1 Slope</u> _____	v.s.f.	2,700	\$ _____	\$ _____
6.	<u>Road Subgrade Preparation</u> _____	l.s.	1	\$ _____	\$ _____
7.	<u>Paved Drive Construction to 15 Ft. Beyond Edge of Existing Pavement, Lot 1</u> _____	l.s.	1	\$ _____	\$ _____
8.	<u>Paved Drive Construction to 15 Ft. Beyond Edge of Existing Pavement and remainder to subgrade, Lots 2/3</u> _____	l.s.	1	\$ _____	\$ _____
9.	<u>Drive Construction to 20 Ft. Beyond Edge of New Pavement, Subgrade Only</u>				
a.	Lots 4, 5, 6, 7, 9 _____	ea.	2	\$ _____	\$ _____
10.	<u>Drive/Fire District Turn-around Construction, Subgrade plus 6" Gravel Surfacing</u> _____	l.s.	1	\$ _____	\$ _____
11.	<u>Culvert Installation</u>				
a.	18" CMP _____	l.f.	150	\$ _____	\$ _____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
b.	15" CMP				
	_____	l.f.	100	\$ _____	\$ _____
c.	15" CMP Flared End Sections				
	_____	ea.	6	\$ _____	\$ _____
d.	18" CMP Flared End Section				
	_____	ea.	6	\$ _____	\$ _____
e.	30" CMP Extension				
	_____	l.f.	10	\$ _____	\$ _____
12.	<u>Pit Run Aggregate Subbase Course</u>				
	_____	c.y.	1,400	\$ _____	\$ _____
13.	<u>¾" Minus Aggregate Base Course</u>				
	_____	c.y.	625	\$ _____	\$ _____
14.	<u>First Mat 2" HBP Surfacing</u>				
	_____	s.y.	3,600	\$ _____	\$ _____
15.	<u>Riprap Drainage Channels</u>				
	_____	s.y.	400	\$ _____	\$ _____
16.	<u>Two Ft. Concrete Flush Curb</u>				
	_____	l.f.	2,700	\$ _____	\$ _____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
17.	<u>Pavement Removal and Disposal</u> _____	c.y.	150	\$ _____	\$ _____
18.	<u>Traffic Signs</u> _____	ea.	4	\$ _____	\$ _____
19.	<u>Revegetation</u> _____	l.s.	1	\$ _____	\$ _____
20.	<u>Sedimentation and Erosion Control</u> _____	l.s.	1	\$ _____	\$ _____
	Subtotal			\$ _____	
21.	<u>Time and Materials Allowance 5% of Total Of Previous Bid Items</u> _____	l.s.	1	\$ _____	\$ _____
	Total Schedule A			\$ _____	

STONEBRIDGE PARK
BID ITEMS 6/7/99 – REV. 6/25/99
SCHEDULE B – Water, Sewer and Dry Utilities

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
1.	<u>Waterline, All Depths</u>				
a.	6" dia., CL-52				
	_____	l.f.	60	\$ _____	\$ _____
b.	8" dia., CL-52				
	_____	l.f.	1,650	\$ _____	\$ _____
2.	<u>Gate Valves</u>				
a.	6"				
	_____	ea.	5	\$ _____	\$ _____
b.	8"				
	_____	ea.	3	\$ _____	\$ _____
3.	<u>Tees, MJ X SW</u>				
a.	8" x 6"				
	_____	ea.	2	\$ _____	\$ _____
4.	<u>Tees MJ x MJ</u>				
a.	8" x 8"				
	_____	ea.	1	\$ _____	\$ _____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
5.	<u>Bends, Any Angle</u>				
a.	8"				
	_____	ea.	20	\$ _____	\$ _____
6.	<u>Reducers</u>				
a.	8" x 6"				
	_____	ea.	3	\$ _____	\$ _____
7.	<u>Live Tapping Tees with Gate Valve</u>				
a.	14" x 8"				
	_____	ea.	2	\$ _____	\$ _____
8.	<u>Fire Hydrants, including bench grading</u>				
	_____	ea.	5	\$ _____	\$ _____
9.	<u>1" Water Service Lines, Including Corporation Stop, Curb Stop, Curb Box (Note additional Curb Stop & Box on Lots 2 & 3)</u>				
	_____	ea.	12	\$ _____	\$ _____
10.	<u>2" HDPE Pressure Sewer, All depths, including fittings</u>				
	_____	l.f.	1,600	\$ _____	\$ _____
11.	<u>1-1/4" H.D.P.E. Pressure Sewer Service, Including Connections to Pressure Main, Curb Stop, Curb Box and Check Valve</u>				
	_____	ea.	12	\$ _____	\$ _____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
12.	<u>Pressure Sewer Connection at Gravity Main,</u> <u>Including corporation stop</u>				
a.	2" _____	ea.	2	\$ _____	\$ _____
b.	1-1/4" _____	ea.	1	\$ _____	\$ _____
13.	<u>2" Pressure Sewer Flushing Connection</u>				
a.	(3) in-line, connections with 6-ft. diam. M.H. vault _____	l.s.	1	\$ _____	\$ _____
b.	Terminal connection with 4 ft. diam. M.H. vault _____	l.s.	3	\$ _____	\$ _____
14.	<u>2" Pressure Sewer Gate Valve on Flushing Connector</u> <u>Assembly Without Valve Box</u>				
	_____	ea.	2	\$ _____	\$ _____
15.	<u>2" Pressure Sewer Air Release Valve in 4 Ft. Diam. M.H.</u>				
	_____	l.s.	1	\$ _____	\$ _____
16.	<u>Groundwater Drains w/Dams</u>				
a.	Drains w/dams _____	ea.	2	\$ _____	\$ _____
b.	Extra length of 4" solid wall PVC _____	l.f.	230	\$ _____	\$ _____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
17.	<u>Pavement Patching</u>				
	_____	s.y.	500	\$ _____	\$ _____
18.	<u>Abandon Existing Sewer and Water to Maintenance Building</u>				
	_____	l.s.	1	\$ _____	\$ _____
19.	<u>Utility Trench, On and Off Site</u>				
	_____	l.f.	4,500	\$ _____	\$ _____
20.	<u>4" Schedule 40 PVC Conduit Installed in Prepared Trench</u>				
	_____	l.f.	2,500	\$ _____	\$ _____
21.	<u>Grading Pads for Dry Utility Pedestals</u>				
	_____	ea.	10	\$ _____	\$ _____
22.	<u>Test Hole</u>				
	_____	l.s.	1	\$ _____	\$ _____
			Subtotal	\$ _____	
23.	<u>Time and Materials Work Allowance to be 5% of Total of Prior Bid Items</u>				
	_____	l.s.	1	\$ _____	\$ _____
			Total Schedule B	\$ _____	

STONEBRIDGE PARK
BID ITEMS 6/7/99 – REV. 6/25/99
SCHEDULE C
Second Lift Bituminious Pavement and
Miscellaneous Items

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
1.	<u>Second Course 2" HBP Surfacing</u> _____	s.y.	3,600	\$ _____	\$ _____
2.	<u>Raise Manhole Lids</u> _____	ea.	4	\$ _____	\$ _____
3.	<u>Raise Water Valve Boxes</u> _____	ea.	5	\$ _____	\$ _____
4.	<u>Traffic Control</u> _____	l.s.	1	\$ _____	\$ _____
5.	<u>Shouldering with Road Base, Compacted</u> _____	c.y.	100	\$ _____	\$ _____
6.	<u>Rock Excavation, Roadway or Trench</u> _____	c.y.	1,500	\$ _____	\$ _____
7.	<u>Cluster Box (1) – 12 Unit with Base</u> _____	l.s.	1	\$ _____	\$ _____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
8.	<u>Entry Sign & Lighting, including Meter Base</u>				
	_____	I.S.	1	\$ _____	\$ _____
9.	<u>Wetland Mitigation</u>				
	_____	I.S.	1	\$ _____	\$ _____
			Subtotal	\$ _____	
10.	<u>Time and Materials Work Allowance to be 5%</u>				
	_____	I.S.	1	\$ _____	\$ _____
			Total Schedule C	\$ _____	
			Total Project Schedules A, B & C	\$ _____	

Equipment and Labor Rates for Time and Materials Work:

	<u>Make/Model/ Description</u>	<u>Hourly Rate</u>
a. Dozers	_____	_____
b. Backhoes	_____	_____
c. Motorgraders	_____	_____
d. Loaders	_____	_____
e. Compactors	_____	_____
f. Trucks 10 c.y.	_____	_____
20 c.y.	_____	_____
pickup	_____	_____
water	_____	_____
g. Compressors	_____	_____
h. Generators	_____	_____
i. Other equip.	_____	_____
j. Foreman	_____	_____
k. Laborers	_____	_____
l. Small Tools	_____	_____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
b.	15" CMP				
	_____	l.f.	100	\$ _____	\$ _____
c.	15" CMP Flared End Sections				
	_____	ea.	6	\$ _____	\$ _____
d.	18" CMP Flared End Section				
	_____	l.f.	6	\$ _____	\$ _____
e.	30" CMP Extension				
	_____	l.f.	10	\$ _____	\$ _____
12.	<u>Pit Run Aggregate Subbase Course</u>				
	_____	c.y.	1,400	\$ _____	\$ _____
13.	<u>¾" Minus Aggregate Base Course</u>				
	_____	c.y.	625	\$ _____	\$ _____
14.	<u>First Mat 2" HBP Surfacing</u>				
	_____	s.y.	3,600	\$ _____	\$ _____
15.	<u>Riprap Drainage Channels</u>				
	_____	s.y.	400	\$ _____	\$ _____
16.	<u>Two Ft. Concrete Flush Curb</u>				
	_____	l.f.	2,700	\$ _____	\$ _____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
17.	<u>Pavement Removal and Disposal</u> _____	c.y.	150	\$ _____	\$ _____
18.	<u>Traffic Signs</u> _____	ea.	4	\$ _____	\$ _____
19.	<u>Revegetation</u> _____	l.s.	1	\$ _____	\$ _____
20.	<u>Sedimentation and Erosion Control</u> _____	l.s.	1	\$ _____	\$ _____
	Subtotal			\$ _____	
21.	<u>Time and Materials Allowance 5% of Total Of Previous Bid Items</u> _____	l.s.	1	\$ _____	\$ _____
	Total Schedule A			\$ _____	

STONEBRIDGE PARK
BID ITEMS 6/7/99
SCHEDULE B – Water, Sewer and Dry Utilities

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
1.	<u>Waterline, All Depths</u>				
a.	6" dia., CL-52				
	_____	l.f.	260	\$ _____	\$ _____
b.	8" dia., CL-52				
	_____	l.f.	1,470	\$ _____	\$ _____
2.	<u>Gate Valves</u>				
a.	6"				
	_____	ea.	5	\$ _____	\$ _____
b.	8"				
	_____	ea.	3	\$ _____	\$ _____
3.	<u>Tees, MJ X SW</u>				
a.	8" x 6"				
	_____	ea.	4	\$ _____	\$ _____
b.	6" x 6"				
	_____	ea.	1	\$ _____	\$ _____
4.	<u>Tees MJ x MJ</u>				
a.	8" x 8"				
	_____	ea.	1	\$ _____	\$ _____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
5.	<u>Bends, Any Angle</u>				
a.	8" _____	ea.	15	\$ _____	\$ _____
c.	6" _____	ea.	2	\$ _____	\$ _____
6.	<u>Plugs or Caps, All Sizes</u>				
	_____	ea.	3	\$ _____	\$ _____
7.	<u>Live Tapping Tees with Gate Valve</u>				
a.	14" x 8" _____	ea.	1	\$ _____	\$ _____
b.	14" x 6" _____	ea.	1	\$ _____	\$ _____
8.	<u>Fire Hydrants, including bench grading</u>				
	_____	ea.	5	\$ _____	\$ _____
9.	<u>1" Water Service Lines, Including Corporation Stop, Curb Stop, Curb Box (Note additional Curb Stop & Box on Lot 3)</u>				
	_____	ea.	12	\$ _____	\$ _____
10.	<u>2" HDPE Pressure Sewer, All depths, including fittings</u>				
	_____	l.f.	1,600	\$ _____	\$ _____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
11.	<u>1-1/4" H.D.P.E. Pressure Sewer Service, Including Connections to Pressure Main, Curb Stop, Curb Box and Check Valve</u>	ea.	12	\$ _____	\$ _____
12.	<u>Pressure Sewer Connection at Gravity Main, Including corporation stop</u>				
a.	2"	ea.	2	\$ _____	\$ _____
b.	1-1/4"	ea.	1	\$ _____	\$ _____
13.	<u>2" Pressure Sewer Flushing Connection</u>				
a.	(3) in-line, connections with 6-ft. diam. M.H. vault	l.s.	1	\$ _____	\$ _____
b.	Terminal connection with 4 ft. diam. M.H. vault	l.s.	3	\$ _____	\$ _____
14.	<u>2" Pressure Sewer Gate Valve on Flushing Connector Assembly Without Valve Box</u>	ea.	2	\$ _____	\$ _____
15.	<u>2" Pressure Sewer Air Release Valve in 4 Ft. Diam. M.H.</u>	l.s.	1	\$ _____	\$ _____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
16.	<u>Groundwater Drains w/Dams</u>				
a.	Drains w/dams	ea.	2	\$ _____	\$ _____
b.	Extra length of 4" solid wall PVC	l.f.	230	\$ _____	\$ _____
17.	<u>Pavement Patching</u>	s.y.	900	\$ _____	\$ _____
18.	<u>Abandon Existing Sewer and Water to Maintenance Building</u>	l.s.	1	\$ _____	\$ _____
19.	<u>Three (3) Ft. Wide Utility Trench, On and Off Site</u>	l.f.	4,500	\$ _____	\$ _____
20.	<u>4" Schedule 40 PVC Conduit Installed in Prepared Trench</u>	l.f.	2,500	\$ _____	\$ _____
21.	<u>Grading Pads for Dry Utility Pedestals</u>	ea.	10	\$ _____	\$ _____
			Subtotal	\$ _____	
22.	<u>Time and Materials Work Allowance to be 5% of Total of Prior Bid Items</u>	l.s.	1	\$ _____	\$ _____
			Total Schedule B	\$ _____	

**STONEBRIDGE PARK
 BID ITEMS 6/7/99
 SCHEDULE C
 Second Lift Bituminious Pavement and
 Miscellaneous Items**

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
1.	<u>Second Course 2" HBP Surfacing</u> _____	s.y.	3,600	\$ _____	\$ _____
2.	<u>Raise Manhole Lids</u> _____	ea.	2	\$ _____	\$ _____
3.	<u>Raise Water Valve Boxes</u> _____	ea.	5	\$ _____	\$ _____
4.	<u>Traffic Control</u> _____	l.s.	1	\$ _____	\$ _____
5.	<u>Shouldering with Road Base, Compacted</u> _____	c.y.	100	\$ _____	\$ _____
6.	<u>Rock Excavation, Roadway or Trench</u> _____	c.y.	1,500	\$ _____	\$ _____
7.	<u>Cluster Boxes; 1, 2, & 9 – Unit with Bases</u> _____	l.s.	1	\$ _____	\$ _____

Bid Item No.	Bid Item Description & Written Unit Price	Meas. Unit	Est. Quan.	Unit Price	Extended Bid Item Price
8.	<u>Entry Sign & Lighting, including Meter Base</u>				
	_____	I.s.	1	\$ _____	\$ _____
9.	<u>Wetland Mitigation</u>				
	_____	I.s.	1	\$ _____	\$ _____
			Subtotal	\$ _____	
10.	<u>Time and Materials Work Allowance to be 5%</u>				
	_____	I.s.	1	\$ _____	\$ _____
			Total Schedule C	\$ _____	
	Total Project Schedules A, B & C			\$ _____	

Equipment and Labor Rates for Time and Materials Work:

	<u>Make/Model/ Description</u>	<u>Hourly Rate</u>
a. Dozers	_____	_____
	_____	_____
b. Backhoes	_____	_____
	_____	_____
c. Motorgraders	_____	_____
	_____	_____
d. Loaders	_____	_____
	_____	_____
e. Compactors	_____	_____
	_____	_____
f. Trucks 10 c.y.	_____	_____
20 c.y.	_____	_____
pickup	_____	_____
water	_____	_____
g. Compressors	_____	_____
	_____	_____
h. Generators	_____	_____
	_____	_____
i. Other equip.	_____	_____
	_____	_____
j. Foreman	_____	_____
	_____	_____
k. Laborers	_____	_____
	_____	_____
l. Small Tools	_____	_____

NOTICE TO PROCEED

To: _____

Date: _____

Project: _____

You are hereby notified to commence WORK in accordance with the Agreement dated _____ on or before _____, 19____, and you are to complete the WORK within _____ consecutive calendar days thereafter. The date of completion of all WORK is therefore _____, 19____.

A preconstruction conference (is/is not) required prior to commencing any on-site work as specified in the Additional Supplemental General Conditions.

(Owner)

By _____

Title _____

ACCEPTANCE OF NOTICE:

Receipt of the above NOTICE TO PROCEED is hereby acknowledged by _____

this the ____th day of _____, 19____.

By _____

Title _____

Employer Identification Number _____

**Section 1000
SPECIAL PROVISIONS**

The Special Provisions section is the first section of the Specifications and supplement, modify, delete and or add to the following sections of the Specifications or the Standard Specifications for Water and Wastewater Utilities as required specifically for this Project. Where any article, paragraph, or subparagraph in the Specifications is in conflict with one of the following provisions the following provisions shall prevail. Any part of such article, paragraph or subparagraph not in conflict with the following provisions shall remain in effect.

1. STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES

The Standard Specifications For Water And Wastewater Utilities shall be the most recent specifications issued by Steamboat Springs Water. The Contractor shall obtain the standard specifications directly from Steamboat Springs Water before pricing or proceeding with any Water or Sewer Utility Work.

2. ACCEPTANCE BY THE CITY OF STEAMBOAT SPRINGS AND/OR STEAMBOAT SPRINGS WATER

The Drawings and Specifications have been approved by the City of Steamboat Springs. The Engineer shall provide periodic construction observation of the work acting as the Owners on site representative. The Owner has entered into an Improvements Agreement with the City of Steamboat Springs which requires that the Public Works Department inspect all work prior to City approval and/or acceptance of the project.

The Contractor shall comply with the requirements of the City of Steamboat Springs as necessary to insure that the City will approve and/or accept the completed work. The following procedure shall be followed:

- a. Upon substantial completion of construction the Contractor shall make a request in writing to the Engineer (Civil Design Consultants, Inc.) for City Inspection. The Engineer shall in turn make a request in writing to the City of Steamboat Springs, Public Works Department for this inspection. The Engineer's request must be accompanied by water and sewer quality control test results and field staking of utility easements.
- b. If the joint inspection by the City, Engineer and Contractor reveals deficiencies, the City shall prepare a punch list of corrections to be completed. The Contractor shall immediately correct all deficiencies on the punch list and request a new inspection as in "A" above. If the second inspection reveals that the corrections are not satisfactory, the process shall be repeated until the City Public Works Department issues a letter that all deficiencies have been satisfactorily completed.
- c. When the Owner receives a letter that all deficiencies have been satisfactorily completed, and after the Contractor has submitted all required as-constructed measurements, the Engineer will issue a Certificate of Substantial Completion to the Contractor.
- d. A letter of Preliminary Acceptance will not be issued by the City until after the City has received approved Record Drawings.

The remainder of the work under this contract shall be completed by December 1, 2000. This date is contingent upon the Owner being able to relocate the maintenance facility for the golf course by September 1, 2000.

5. PROJECT SURVEYOR AND GEOTECHNICAL ENGINEER

The project surveyor is D&D, Inc.. The project geotechnical engineer is North West Colorado Consultants, Inc. (NWCC). Both the project surveyor and geotechnical engineer are to be paid by the Owner. Contractor is responsible for scheduling and coordinating of the surveyor and geotechnical engineer to provide services as required by the Contract Documents. Payment for re-staking or re-testing of failed test items shall be the responsibility of the Contractor.

6. TRAFFIC CONTROL PLAN

Access along the existing roadway to the maintenance building must be provided during the first year of construction. This access must be smooth gravel with not more than 1" irregularities for lawnmower access in addition to cars and trucks. The Owner and Contractor will decide the times when access will be available prior to the beginning of construction. The Contractor will maintain a ramp across the excavation for Stonebridge Drive (including road, water, sewer and dry utility work) to provide access.

The Contractor will also prevent disruptions to golf course traffic along existing paths accessing the golf course due to his operations.

Other traffic control plans as required by the City and Water District for work within the public right-of-way must be submitted in advance for review.

7. WORK DAYS

The Contractor shall limit his construction activities to City-regulated hours. In addition, Contractor shall curtail construction activities for special events and other times as may be requested by the Golf Course Maintenance manager, Mr. John Haller. A list of special events is available from the Golf Course Maintenance manager.

The Owner and/or Golf maintenance manager will also determine the acceptable times for blasting operations.

8. ELECTRIC LINE CONSTRUCTION BY Y.V.E.A.

A major 3-phase electric line will be constructed through the northeast corner of the project by Yampa Valley Electric. Contractor shall cooperate with the Y.V.E.A. contractor and allow site access as necessary.

9. TIME AND MATERIALS WORK

Some work on the project will need to be completed on a time and materials basis due the difficulty in defining the scope of work at this time. A form for equipment and labor rates to be used in time and materials work is included with the bid form. The Contractor should fill out the form including all equipment and labor categories he intends to use on the project. An allowance for T & M work is

B. ROCK EXCAVATION AND DISPOSAL

Rock excavation and disposal shall consist of excavation of rocks, or fragments of rocks following blasting, and placement in designated rock use or disposal areas. All rocks in excess of 12 inches shall be classified as rock, segregated from the remaining soil, handled and paid for per this section of the specifications. Payment for rock excavation and disposal will be as outlined herein and will be as measured in the placement or disposal area and will include excavation, transporting and placement in the use or disposal area. Following is a tabulation of rock use and disposal areas and the method of payment for each.

<u>Use or Disposal Area</u>	<u>Rock Size</u>	<u>Payment Method</u>
1. Rock fills in the subgrade or at the toe of fill slopes.	4' diam. maximum or as necessary to fit fill.	Per cubic yard
2. On-site stockpile	4' diam. maximum	Per cubic yard
3. Offsite disposal.	Up to 4' diam.	Per cubic yard to haul less than 4 miles Add'l payment per cubic yard- mile for hauls of greater than 4 mi. distance
4. Rock veneer on cut or fill slope	4' diam. maximum	Per vertical square feet, in place

C. ROCK FILLS

Rock fills may be incorporated into the project for portions of road and driveway fills. Rock fills shall be created by maneuvering large and small rocks into positions to minimize voids. The upper 2' of the subgrade surface shall contain no rocks greater than 12", graded from large rocks to small rocks to avoid transport of rock particles and overlying gravels or topsoil into the subgrade.

D. SPLIT FACES OF ROCKS

Where portions of rocks are to be left partially exposed in rock stabilized cut slopes or in rock fill slopes, the exposed face shall be the natural rounded rock. Split rock faces left from blasting shall not be left exposed.

E. ROCKS IN SUBGRADE FILLS

Existing large rocks in fill areas of the road subgrade which will not interface with utilities may be left in place, however extra precaution must be taken to obtain adequate compaction adjacent to

16. EARTHWORK

Excavation and embankment fills shall be paid for per cubic yard and shall include the total volume of cut and fill calculated from the bottom of the topsoil layer to the final roadway subgrade surface and shall include all rock cut and fill quantities. Payment shall therefore include the volume of rock cut and fill contained within the roadway such that the rock will be paid for as common excavation and embankment fill as well as for rock handling. The rock handling payment is therefore the cost over and above the payment as common excavation and embankment fill. Fill volumes will also include any borrow volumes.

The cut volume will include the over-excavation required for placement of rocks on cut slopes.

Earthwork for common drives will be included in the lump sum price of each drive.

Earthwork shall be balanced by adding to or subtracting from the estimated quantity of imported suitable fill.

17. IMPORTED FILL (BORROW)

Imported fill shall be suitable fill brought to the site by the Contractor. The source of the imported fill shall be at the Contractor's option. Payment for imported fill shall be per loose cubic yard, measured by truckload count, and shall include all costs to deliver and dump the material at the site.

18. DRY UTILITY TRENCHING AND CONDUIT

The Contractor shall complete all excavation, bedding, shading and backfill for installation of on-site and off-site gas and off-site telephone and cable TV. Each utility company shall install their lines in the bedded trenches provided by the Contractor and install pedestals and other appurtenances. The Owner shall coordinate with utility companies for prepayment of utility company charges. Once the Owner has prepaid, the Contractor shall assume responsibility for day to day coordination, scheduling of utility line installation and coordination of the work.

Utility lines shall be installed as shown on the plans. Bedding and shading material shall consist of 3/4" minus road base material or smaller size graded aggregate material or bedding sand. All bedding and shading shall be compacted to 95% of maximum density as determined by ASTM D-1557 (Modified Proctor).

Some utility lines will require conduit at road crossings. The on-site telephone line will also be installed in conduit. The conduit will be 4" Schedule 40 Electrical PVC and will include pull wire. The Contractor shall place all the conduit, including sweeps and bends and runs to pedestals per utility company specification. Utility companies will install lines within the conduit.

Payment for dry utility trenching shall be per lineal foot for lines both within the roadbed area and outside the roadbed area and shall include excavation, bedding and shading material, backfill and compaction to 95% of maximum dry density.

pipe, 2 rows of perforation on 6" centers shall be located in the lower 1/3 of the pipe diameter. Holes shall be 3/8" diameter. DIP pipe shall be Class 52.

The DIP pipe shall be attached to the PVC pipe using a Caulder coupling. The DIP end at daylight shall be covered with a hardware fabric with 1/2 inch openings and attached to the DIP with a stainless steel band.

Installation of Groundwater Drain Piping shall be in accordance with Section 2521, Culvert Pipe and Installation, Part 3 Execution, and the typical detail drawing.

Clay dams shall be constructed within the bedding and shading zone just downslope of a groundwater drain. Clay dams shall be constructed from suitable native or imported impervious materials. The dam shall be three feet long at the top of the pipe 2 feet above the pipe and fill the entire cross section of the bedding and shading zone. The dam material shall be hand compacted around the pipe to 95% of maximum density.

22. WATER SERVICE LINES

If two water service lines are installed in the same trench, the lines shall be spaced a minimum of 5 feet apart. Bedding shall extend 6" to the side of all pipes.

23. OPEN TRENCHES

Because of the need to open trenches in advance to ascertain the need for blasting, the Contractor may leave up to 500 l.f. of sewer and water trench open overnight. All barricading and safety issues shall be the Contractor's responsibility. There will be no limit as to the amount of dry utility trench that can be left open.

24. PHASING OF PAVEMENT PLACEMENT AND WARRANTY

Asphalt will be placed in 2000. A temporary 2" asphalt ramp shall be installed at all joints between the first lift and the existing pavement until the second asphalt lift is placed, at which time the temporary ramp shall be removed. Prior to the second asphalt lift being placed any settlements or other deficiencies in the first asphalt lift shall be repaired. Settlement of less than 1" need not be repaired, as the overlay will fill in the settlement areas. Settlements of over 1" shall be repaired by removing the asphalt and re-compacting or replacing the trench backfill and gravels and applying a new asphalt surface. After settlement is repaired, the second 2" asphalt lift will be applied.

The Contractor will continue to warranty the roadway for one year after the second lift. Any additional settlements or deficiencies in the road which appear shall be repaired by the Contractor by removing the asphalt, making the repair, and patching the asphalt surface in accordance with Section 2221.

25. WATERLINE LIVE TIES

The waterline live ties shall be coordinated with Steamboat Springs Water and the City of Steamboat Springs Public Works Department. Contractor shall provide a written Traffic Control plan (if required) and all other information as requested by the City or Water District. Before the excavation for the taps begins the Contractor shall have all parts on site and the acceptability of the parts shall have been

Individual homeowners shall be responsible for the grinder pump units, connections to the laterals at the easement line and providing 240v electrical service for the units. The size and location of the future pump well will be determined at the time of final home design, depending on the type and number of facilities in the homesite being served.

A. SYSTEM COMPONENTS

The system components shall be suitable for use in residential sanitary sewage systems. All system components shall be rated for a working pressure of 150 p.s.i. or greater.

B. PIPE AND FITTINGS

Pipe for the low pressure sewer main shall be high density polyethylene pressure pipe, SDR 11, (O.D. based I.P.S.). Pipe for the low pressure sewer laterals shall be high density polyethylene pressure pipe, SDR 7 (I.D. based I.P.S.). All pipe shall be made of PE 3408 Resin and shall be suitable for fusion welding.

1. High Density Polyethylene Pipe

Pipe shall be high performance, high molecular weight, high density polyethylene pipe. The pipe materials shall be a Type III, Class C, Category 5, P34 material as described in ASTM D 1248. Minimum cell classification values of the pipe material shall be 3 4 5 4 3 4 C as referenced in ASTM D 3350-84. The density shall be 0.941 – 0.957 gms/cm³ when tested in accordance with ASTM D 1505. Melt flow shall be no greater than 0.15 gms/10 min. when tested in accordance with ASTM D 1238 – Condition E. (Melt Flow shall be no greater than 4.0 gms/10 min. when tested in accordance with ASTM D 1238 – Condition F.) Flexural Modulus shall be 110,000 psi to less than 160,000 psi when tested in accordance with ASTM D 790. Tensile strength at yield shall be 3,200 psi to less than 3,500 psi when tested in accordance with ASTM D 638. Environmental Stress Crack Resistance shall be in excess of 5,000 hours with zero failures when tested in accordance with ASTM D 1693 – Condition C. Hydrostatic Design shall be 1,600 psi at 23°C when tested in accordance with ASTM D 2837.

2. Certification

The owner or the specifying engineer may request certified lab data to verify the physical properties of the pipe materials supplied under this specification or may take random samples and have them tested by an independent laboratory.

3. Fittings

The standard HDPE fittings shall be standard commercial products manufactured by injection specifications. The fittings shall be fully pressure rated by the manufacturer to provide a working pressure equal to the pipe for 50 years service at 73.4°F with an included 2:1 safety factor. The fittings shall be manufactured from the same resin type, grade, and cell classification as the pipe itself. The manufacture of the fittings shall be in accordance with good commercial practice to provide fittings homogeneous throughout and free from crack, holes, foreign inclusions, voids, or other injurious defects. The fitting shall be as uniform as commercially practicable in color,

C. CONSTRUCTION PRACTICES

Pipe shall be stored on clean, level ground to prevent undue scratching or gouging of the pipe. If the pipe must be stacked for storage, such stacking should be in accordance with the pipe manufacturer's recommendations. The pipe should be handled in such a manner that it is not damaged by being dragged over sharp objects or cut by chokers or lifting equipment.

Segments of pipe having cuts or gouges in excess of 10% of the wall thickness of the pipe shall be cut out and removed. The undamaged portions of the pipe shall be rejoined using the butt fusion joining method. Sections of polyethylene pipe should be joined into continuous lengths on the job site above ground. The joining method shall be the butt fusion method and shall be performed in strict accordance with the pipe manufacturer's recommendations. The butt fusion equipment used in the joining procedure shall be capable of meeting all conditions recommended by the pipe manufacturer, including, but not limited to, fusion temperature, alignment and fusion pressure. Fused segments of pipe shall be handled so as to avoid damage to the pipe. When lifting fused sections of pipe, chains or cable-type chokers should be avoided. Nylon slings are preferred. Spreader bars should be used when lifting long, fused sections. Care should be exercised to avoid cutting or gouging the pipe.

D. INSTALLATION

Trenching, bedding and backfill shall be in accordance with Steamboat Springs Water Specifications and Standard Details. Compaction shall be as specified by Steamboat Springs Water for under-road conditions.

E. LATERAL KIT ASSEMBLIES

Lateral kit assemblies shall be prefabricated and shall be purchased from Environment One Corporation, Schenectady, N.Y. One half of the lateral kits shall be furnished with a wrench adapter (EONE part no. PB0658P01).

a. Description

The MANUFACTURER shall furnish complete service lateral fitting kits (exclusive of Piping) each consisting of one (1) male adapter for attachment to the station and One (1) combination curb stop/check valve assembly with curb box. All components shall incorporate pack joint type compression fittings with insert stiffeners. All fittings and valves shall be rated for 200 psi service.

b. Shop Drawings

After receipt of notice to proceed, the MANUFACTURER shall furnish a minimum of three (3) sets of shop drawings detailing the equipment to be furnished including dimensional data and materials of construction. The ENGINEER shall review this data, and return two (2) copies as accepted, or with requested modifications. Upon receipt of accepted shop drawings, the MANUFACTURER shall proceed with fabrication of the equipment.

g. Factory Test

All service lateral assemblies are to be 100% hydrostatically tested at 150 psi in the factory.

F. TRANSITION COUPLINGS

The transition coupling from the 2" Molded Tee to the 1-1/4" sewer service laterals is a custom fabricated reducing fitting, manufactured by Industrial Pipe Fittings, Houston, Tx.

The fitting shall be molded HDPE, transitioning from a 2" SDR 11, O.D. - based tee branch to a 1-1/4" SDR 7, I.D. - based lateral pipe. The 2" O.D. is 2.375" and the 1-1/4" O.D. is 1.774". A sleeve for use in butt fusion of the 1-1/4" pipe to the 2" pipe shall also be provided by Industrial Pipe Fittings.

Contractor shall contact David Tebeau @ AFD in Denver (tel. no. 303-936-3931) to order the custom fitting.

G. FIELD PRESSURE TESTING

The completed system including all valves, flushing connections and lateral connections shall be hydrostatically water tested at 125 p.s.i. for a duration of 2 hours. Tests shall be performed separately for each valved section of main to test the valve in both directions. The allowable water loss shall not exceed 0.10 gallons per 100 ft. of pipe when the pressure is reestablished at 125 p.s.i. (This allowance is only applicable to the test period and not the expansion phase.)

It is recommended that pressure testing is conducted in the morning to minimize temperature change effects. Refer to A.S.M.E. code for pressure piping B31.8 Appendix N and P.P.I. (Plastic Pipe Institute) Technical report TR 31/88 for generally recommended practices and procedures for hydrostatic testing.

H. FLUSHING

The completed system including all valves, flushing connections and lateral connections shall be flushed. Each lateral shall be flushed back through the check valve, beginning at the connection to the gravity sewer (prior to connecting) and working back toward the terminal flushing connection. Flushing can occur from a water truck and must be observed by the Engineer.

29. REVEGETATION

Revegetation shall be of the native seed variety. Rock veneer slopes shall not receive topsoil or be revegetated.

The following seed mix shall be used:

- A. The Contractor shall submit the seed and fertilizer mix proposed for use on the project for approval prior to application. All fertilizer shall conform to the Colorado Fertilizer Law in labeling and formulation. All seed shall be certified by the supplier to meet the Colorado Seed

as specified herein among all of the Contractor's, subcontractor's or other crews working on site.

35. STEAMBOAT SPRINGS WATER SPECIFICATIONS

- A. The following sections of the Steamboat Springs Water Standard Specifications shall not apply as they are covered elsewhere in these specifications: Section 15, 16, 20 and 22.

Section 40 applies only to the service line marker posts and to the service saddles. Section 42 applies except for the sections referring to bases.

- B. The 10 ft. separation requirement between sewer and water mains and services is applicable to pressure sewer lines also.

C. Measurement and Payment

- a. Section 24 – Trenching, bedding and Backfill

No separate measurement or payment will be made for imported bedding and shading, the cost will be included in the pipe price.

Trench rock shall be paid for under the Rock Excavation item.

- b. Section 30 – Water Distribution Piping and Appurtenances.

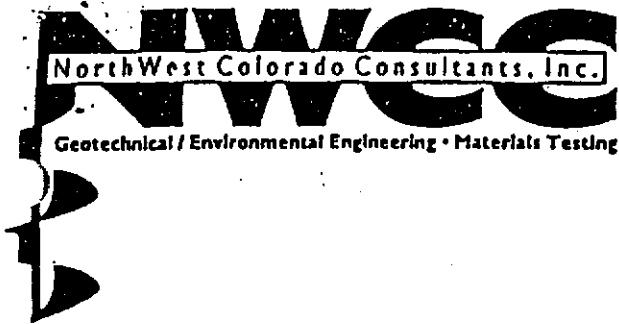
Service lines shall be paid for per each service installed, including tap, piping, curb stop with box and corporation stop.

- c. Section 40 – Wastewater Piping and Appurtenances.

The pressure sewer main lines shall be paid for at the unit price per lineal foot for all depths, including all fittings.

Pressure sewer service lines shall be paid for per each service installed, including piping and the lateral kit assembly.

Manholes of all depths on the pressure sewer line shall be paid for as part of the assembly indicated inside the manholes on the Bid Form.



Project No. 94086
Job No. 500

94006
SOILS

October 30, 1996

Eric Smith Associates, P.C.
1919 7th Street
Boulder, CO 80302

Attention: Mr. Chip Weincek

Job Number 96-2870

Subject: Subsoil Investigation and
Geologic Hazard Evaluation, Proposed
Fish Creek Enclave Subdivision,
Steamboat Springs, Colorado.

Gentlemen:

This report presents the results of a subsoil investigation and geologic hazard evaluation for the Proposed Fish Creek Enclave Subdivision to be constructed along the north side of Steamboat Boulevard, adjacent to the Sheraton Golf Course in Steamboat Springs, Colorado. The approximate location of the project site is shown on Figure #1.

The scope of our work included obtaining data from a visual inspection of the site, the excavation of four test pits, the sampling of the probable foundation soils and the laboratory testing of the samples obtained. The contents of this report present recommendations for economically feasible and safe type foundations, as well as allowable soil pressures and other design and construction considerations that are advisable, but not necessarily routine to quality design and building practices. In addition, we have completed a geologic hazard evaluation for this project.

Proposed Construction: It is our understanding that the proposed subdivision will consist of 13 single family residential sites. In addition to the building sites, common driveways will be constructed along with the associated wet and dry utility lines.

For design purposes, we have assumed that the building loads will be light to moderate, typical of residential construction and the cuts and fills required at the site to construct the driveways will be under 10 feet in height. If loadings or conditions are significantly different from those above, we should be notified to reevaluate the recommendations in this report.

Site Conditions: The proposed subdivision is situated along the north side of Steamboat Boulevard adjacent to the Sheraton Golf Course in Steamboat Springs, Colorado. At the time of this investigation, a portion of the project site was occupied with an existing metal maintenance building for the golf course and the driveway leading to the maintenance building. The remainder of the site was vacant and heavily vegetated. The vegetation across the project site generally consisted of grasses,