

December 17, 2025

ENGINEERING SCOPE OF SERVICES

EJCDC E-500 Exhibit A

Date: April 10, 2026

Work Order Number:

To: Vanessa West – Board Chair, Mapleton Water District (“District”)

From: Keven Shreeve, Senior Consultant – Verdantas

RE: **Scope of Work and Fee Proposal for the Mapleton Water District – Water Storage Facility Improvements**

Verdantas Project Number: TBD

Pursuant to the Agreement for Engineer of Record Services dated August 12, 2024, Verdantas (formerly Civil West Engineering) presents this proposed Scope of Services (“Scope”). The purpose of this Scope is to describe the proposed approach and costs for renovations of the existing drinking water storage tanks and some other tank site improvements.

Background Summary

A Water Master Plan (“WMP”) was completed in January 2025. The WMP states:

Refurbishment of the existing tanks is a high priority. Tank 1 has essentially been left to corrode over the years; however, there is still some life in the tank if action is taken quickly to address several issues and apply a new coat of paint. Tank 2 can use some maintenance too. The priority actions for the existing tanks are:

- 1. Retain a diver to come out and inspect both tanks to see what the interior conditions are and to ascertain magnitude of refurbishment and maintenance. The diver should also look at the anodes for cathodic protection. The welded steel tank needs maintenance otherwise the tank will be lost. The inspection company will provide a maintenance report from which the District should work from to improve the tanks condition.*
- 2. Inspect and clean all tanks every five (5) years, including inspection and replacement, if necessary, of the cathodic protection. The cathodic protection must be kept up and replaced as needed.*
- 3. It is anticipated the inspection report will include the recommendation to repaint and refurbish at least the existing welded steel tank (Tank #1).*

“The full magnitude of maintenance, repairs, and painting is not known. Therefore, Table 5.1 provides only an approximate budgetary cost.

Table 5-1: Tank #1 and Tank #2 refurbishment cost estimate

EXISTING Tanks #1 and #2 Misc. Repairs and Steel Tank Refurbishment					
Item No.	Description	Unit	Quantity	Unit Cost	Item Cost
1	Mobilization - Bonds, Insurance (5%)	LS	1	\$ 32,500.00	\$ 32,500.00
2	Site Prep (5%)	LS	1	\$ 32,500.00	\$ 32,500.00
3	Tank #1 Misc. Repairs, incl. Cathodic Protection	LS	1	\$ 80,000.00	\$ 80,000.00
4	Tank #1 Paint (prep and paint, interior and exterior)	LS	1	\$ 520,000.00	\$ 520,000.00
5	Tank #2 Misc. Repairs, incl. Cathodic Protection	LS	1	\$ 50,000.00	\$ 50,000.00
<i>Estimated Construction Costs</i>				\$	715,000.00
Contingency (10%)				\$	71,500.00
Engineering Support (contracting, etc.) (4%)				\$	31,500.00
Estimated Project Total (rounded)				\$	818,000.00

The District was recently awarded \$675,000 through Congressional Direct Spending (CDS) allocation, which will be managed through USDA Rural Development. A 25% local match will be required, making the total project \$900,000.

The estimate provided above is incomplete and outdated. Since submission of the WMP, it was brought to our attention there is a need for 4-security cameras, lights, signage, and solar power generation as required from the District’s insurer. Costs for these improvements were not included in the original estimate. Additionally, since the submission of the WMP, other redundancy and resiliency improvements have been recommended by District representatives. This Scope encompasses these improvements and provides an up-to-date estimate of Work.

Project Goal

The anticipated work at the water tanks site includes:

TANK 1 ITEMS

- Full interior and exterior blast of Tank 1
- Cathodic system replacement for Tank 1
- Remove all foliage around chime, Tank 1
- Chime sealant, Tank 1
- Replace Tank 1 hatch and ladder casing with more ergonomic access
- Replace cathodic protection power casing with new exterior box for Tank 1

TANK 2 ITEMS

- Remove sacrificial anode system and replace with cathodic system, Tank 2
- Tank 2 manway – internal rust removal
- Inside of tank, remove corrosion on overflows, Tank 2
- Inside of tank, remove corrosion on inlets, Tank 2
- Inside of tank, remove corrosion on outlets, Tank 2
- Plug all seams and bolts, Tank 2
- Broken tab on access hinge, Tank 2
- Replace exterior power box with more accessible hatch, Tank 2



BOTH TANKS / SITEWIDE ITEMS

- Interior and exterior coating for both tanks
- Cathodic systems powered by solar power
- Four video cameras and motion-sensitive lights for site security
- Site Signage (Private Property, No Trespassing)
- Starlink internet for all site cameras
- Access hatches re-gasketed, both tanks
- Ultrasonic meter in lieu of pressure meter, both tanks
- Install weather stripping on entry hatches to limit bugs and humus intrusion
- Solar system capable of powering all critical site systems (cameras, cathodic protection, instrumentation) independent of utility power
- Battery storage sized to maintain critical systems during extended utility outages
- Existing tank valving configuration is unknown, and it is uncertain whether the tanks can be fully isolated from one another. Evaluate and document the existing valving and piping configuration and confirm whether adequate isolation of each tank can be achieved. If independent tank isolation is not feasible under existing conditions, develop recommendations for additional valving and associated piping required to provide isolation of each tank

Part A: Scope of Work

The following describes the work that will take place to assist the District with this project. The description of each task below is a summary of the estimated process, steps, and procedures that will be required for completion of the work.

- 1. Task 1 – Project Management and Administrative Services** – This task includes administrative and project management efforts related to the management of this project. This shall include processing of paperwork and correspondence between Verdantas and the District, coordination on financial matters, directing resources internally, and meeting with staff on routine issues. This task shall also include tracking the project schedule and budget, reviewing progress, and other common project management activities necessary to ensure successful project completion.
- 2. Task 2 – Data Acquisition & Project Kickoff** – This task includes meeting on-site with District personnel to assess and reevaluate needed improvements. It is anticipated an experienced contractor will meet with us and assist with anticipated project costs.
- 3. Task 4 – Preliminary Engineering Report** – We will complete a PER in accordance with USDA requirements.
- 4. Task 4 – Preparation of Design Plans, Technical Specifications, Contract & Bidding Documents** – Public bidding will be required. We will prepare the necessary site and design plans to describe and illustrate the improvement project. Through this task, we will also prepare all of the technical specifications necessary to define the work and clearly delineate the requirements for materials, workmanship, supply, and installation of the project. Technical specifications shall follow standard formats and shall include District standards whenever possible. This task will also include the preparation of necessary Contract and Bidding Documents to be used during the bid and



construction phases for administration and management of the contractor and project, in general. The Contract and Bid Documents will be bound together with the Technical Specifications and plans to form the entire project construction document set.

Engineer will furnish to Agency the draft Bidding/Proposal Documents and Front-End Construction Contract Documents for review and concurrence before bidding.

5. **Task 5 – Bid Phase Support** – Through this task, we will provide bid support services to help the District secure a responsive, responsible contractor to complete the work. This will include assistance with the bid process including bid opening, document review, recommendations, contract administration, and notice to proceed. If desired, we will administer a pre-bid conference for the project and will assist the District in the bid opening and review. Finally, we will process the contract documents, obtain insurance and other documentation, and when ready, hold a pre-construction conference and issue a notice to proceed to the contractor. This scope and fee only accounts for one bidding process.
6. **Task 6 – Construction Management and Observation/Inspection Services** – It is anticipated that not much on-site work will be required during the project. However, it is recommended that periodic trips be scheduled to evaluate progress and ensure work is being performed according to specifications and an established timeline. For purposes of establishing a budget, the following is assumed:
 - Construction timeframe 60-working days (12 weeks)
 - Resident Project Representative: Nine (9) site trips for 8-hours each
 - 40 hours of office work for RFI's, Pay Requests, etc.
 - In the event that additional support is required, or the project extends beyond 60 working days, an amendment will need to be processed to enable the continuation of support outlined in this task. District staff will provide the day-to-day construction inspections and coordination.
7. **Task 7 – Project Closeout Services** – At the end there may be several steps and activities that should be done to properly close out the project. These include final punch lists, inspections and acceptance of the work, final payments and release of retainage, processing of warranty documentation, completion of agency documentation, and other closeout services. Verdantas also provides the District with a “project album” to serve as a permanent record of the project. The project album may include a set of the project record drawings, project construction photos, inspection reports, and other key project details and other information that will be valuable to the District moving forward. Product information and warranties will also be compiled.
- R. **Task R – Reimbursable** – This task will cover direct reimbursable expenses anticipated for the project. These include travel and per diem costs, reproduction and office expenses, and other reimbursable costs.

Exclusions:

1. Permitting support and fees, including 1200-C support (excluding Joint Permit Application Submittal)
2. Construction staking or boundary surveying.
3. Environmental Services. USDA-RD (Rural Development) indicated this project should qualify for a categorical exclusion and that they would do the processing of this.



4. Inadvertent Discovery Plan (IDP). There may be a template we could put together at no additional cost but if that's something that we need a subconsultant to help with that would be additional.
5. Protocol Survey (biological resources) if we want to have any construction work during the critical breeding season for Spotted Owls and Murrelets (March 1 to Aug 5). This work would be to display that the project we're the 110 yards from murrelets and 65 yards from owls that is dictated by the LOC. Time of year for construction will dictate if this work needs to be done or not.
6. Anything not specifically listed in the above scope tasks.

Part B: Project Fee Proposal

A summary of the proposed engineering fee is provided below:

Task No.	Task Description	Proposed Total Fee
1	Project Management & Administration	\$4,600
2	Data Acquisition and Project Kick-off	\$5,300
3	Preliminary Engineering Report	\$12,420
4	Preparation of Design Plans, Technical Specifications, Contract &	\$36,226
5	Bid Phase Support	\$7,446
6	Construction Management and Observation/ Inspection Services	\$17,872
7	Project Closeout Services	\$6,520
R	Reimbursables	\$2,000
Total Proposed Project Budget:		\$92,384

The above budget is considered as a not-to-exceed maximum for the scope of work described and will be billed on a time and materials basis to a maximum. Verdantas reserves the right to alter distribution of compensation between individual phases of the work noted herein to be consistent with services rendered but shall not exceed the total estimated compensation amount unless approved in writing by the owner.

Part C: Project Schedule

The following schedule, while flexible, is provided as a preliminary schedule for the District to consider. The schedule shown below is preliminary in nature and may vary depending on a number of issues (e.g. environmental permitting).

Proposed Schedule:

1. Authorization to begin work: June 2026
2. Design/Specs Submittal for comments: August 2026
3. Final Plans and Documents Submitted to District October 2026
4. Bid Phase.....December 2026
5. Estimated contract length for project 60 Days (dates TBD)
6. Project completion estimated..... May 2027



We are grateful for this opportunity to provide these services to the Mapleton Water District. We are prepared to begin work on this important project as soon as we are authorized to do so. Please let me know if you have any questions or if you wish to see any alterations to our proposed approach. If this proposed approach is acceptable, please sign below and return a copy to our office for our records.

Sincerely,

Verdantas



Keven Shreeve, PE
Senior Consultant

Authorized Representative Signature Accepting Scope of Services
Date