



ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS

May 5, 2015

Ms. Susan St. Vincent
Parker Water and Sanitation District
18100 Woodman Drive
Parker, Colorado 80134

RE: Rueter-Hess Recreation Master Plan Update

Dear Susan,

Wenk Associates is pleased to submit our fee proposal for master planning services for the Rueter-Hess Reservoir. We have included the following sub-consultants on our team:

Zoeller Consulting will provide community outreach and communication services. Lisa has the vision, expertise and diverse contacts to bring together neighborhoods, local government, nonprofit organizations and business to create win-win land-use solutions. Lisa recently completed work with Wenk Associates on Parker's Salisbury North Park Master Plan.

BBC Research and Consulting will provide guidance on opportunities for uses that can generate revenue to support on-going operations while balancing objectives of water quality, open space preservation, and site sustainability. Wenk Associates is currently working with them on a master plan for the Arvada Blunn Reservoir.

Urban Interactive Studio (UIS) specializes in creating custom interactive websites and online public engagement efforts for clients worldwide. Wenk Associates is currently working with them on public outreach for a Denver Urban Waterways Feasibility Study.

Following is our approach and fee for the proposal. Please let me know if you have any questions or would like to discuss any aspects for the proposal.

Sincerely,

A handwritten signature in black ink, reading 'Nicole K. Horst'.

Nicole K. Horst
Principal

Rueter-Hess Reservoir Recreation Master Plan Update

May 5, 2015

The following process and products describe the scope of work for Rueter-Hess Reservoir Recreation Master Plan Update. The work includes master planning for potential recreational development of the Reservoir property. Rueter-Hess Reservoir is located about 3 miles southwest of downtown Parker. The master planning process is anticipated to take up to 12 months.

Phase 1 - Visioning

The goal of the visioning phase will be to develop potential recreation program elements for the Rueter-Hess Reservoir property. Working collaboratively with the partners of the IGA (Project Partners), the benefits and negatives of potential recreation program elements will be evaluated. A summary of program elements will be prepared that organizes the potential recreation program into elements that are restricted, elements that are required, and elements that may be considered. The program elements will be categorized by specific zones of the site based on site opportunities and constraints such as environmental, safety, infrastructure, slope, and views.

Key tasks of Phase 1 include:

- Review existing reservoir planning documents including but not limited to:
 - 404 permit
 - relevant reservoir technical design documents
 - other management/planning and design documents developed jointly with adjacent landowners/municipalities
 - existing reservoir recreation planning documents
- Collect and review relevant planning and design documents from adjacent municipalities, private developments, and interested parties
 - County, adjacent municipalities parks and recreation master plans, specific park/trail proposals
 - private development open space/park proposals
 - proposed infrastructure/roads
- Prepare a summary context map illustrating adjacent proposed public and private development, restrictions on the reservoir site imposed by 404 and other permit requirements, etc.
- Assemble topographic, slope, view, and other previously prepared mapping as available.
- Facilitate (2-3) recreation use and site development program workshops with the Project Partners:
 - Identify vision and goals for the recreational use of the Reservoir

- Summarize recreation needs assessments prepared by adjacent County and municipal entities
- Identify recreation needs/recent trends
- Identify potential programming elements
- Discuss operating arrangements with Project Partners and potential outside partners (i.e., municipal parks & recreation departments, Colorado State Parks and other entities)
- Identify potential management/maintenance challenges
- Develop a high level concept of operating and capital revenue sources and expenditures
- Discuss reservoir lands available for third-party development of recreation use
- Develop detailed understanding of recreation limitations related to water utility reservoir use
- Identify next steps, i.e.: the potential for a more in-depth recreation needs assessment, testing alternative uses identified in the workshop for their appropriateness on the site, etc.
- Prepare a summary of the workshop, including:
 - Vision and goals
 - Potential Recreation Program elements organized by benefits and challenges, and categorized by restricted, required, and program elements to be considered
 - Identification of potential use zones, noting restrictions and potentials of each
- Present summary to PWSD Board for input and feedback
- Revise summary based on feedback

Meetings:

- (3) Visioning and programming workshops with Project Partners
- Monthly meetings with Project Partners (assumes 3)
- Up to two (2) meetings with adjacent landowners/developers
- PWSD presentation

Deliverables:

- Opportunities and constraints map (coordinated with the 404 permit)
- Summary of vision and goals for the Reservoir
- Summary of potential recreation elements
- Zone diagram of potential use areas

Fee Phase I

\$34,135.00

Phase 2 - Concept Plan

If the visioning phase outlines a viable recreation opportunity, we will develop concept alternatives to evaluate different scenarios of organization, level of use, and circulation. Through collaboration with the Project Partners and a public involvement process, we will develop a final recreation concept plan.

Key tasks include:

Prepare Site Development Concept Alternatives

- Develop up to three (3) recreation plan alternatives based on reservoir operational and permitting limitations
- Prepare land-use management/preservation site diagrams as appropriate to reflect alternative recreation use plans; identify potential landscape benefits/impacts
- Identify potential recreation benefits analyses based on visioning
- Present alternatives to the PWSD Board

Public Comment #1 – Concept Alternatives

- Present concept alternatives in an open house format at 2 locations to gather public comment and feedback
- Develop web-based public comment utilizing Parker Water’s website
- Present feedback and discuss direction for final plan to the PWSD Board

Prepare a Final Site Recreation Concept Development Plan

- Site development program; recreational, educational, and management goals and objectives
- Narrative describing plan components
- Final site development concept plan
 - Prepare conceptual grading studies for primary development areas
 - Prepare site infrastructure concept plans (roads, utilities, etc.)
 - Prepare illustrative concepts for site structures, related site elements

Public Comment #2 – Final Plan

- Present Final Plan in an open house format at one location gather public comment and feedback
- Update web-based public comment
- Present feedback and recommended revisions for final plan to the PWSD Board

Meetings:

- Three (3) public meetings (assumes 2 locations for Public Meeting #1, and 1 location for Public Meeting #2)
- Monthly progress meetings with Project Partners (assumes 3)
- Two (2) meetings with PWSD Board

Deliverables:

- Open House Graphics
- Website
- 2-3 Concept Alternatives
- Final Concept Plan and narrative description

Fee Phase II

\$51,490.00

Phase 3 - Implementation Plan

An implementation plan for the final plan will be developed. The implementation plan will include phasing, estimated construction costs, estimated operation and maintenance costs, and a business plan. The stakeholder group needs a practical implementation plan to accompany the recreation master plan at Rueter-Hess. Revenue generation, cost recovery and operating costs considerations should be integrated with other issues during the planning process. A logical and financially efficient phasing of capital investment should be integrated into the planning process as well.

Key tasks include:

- Prepare an Implementation Plan
 - Construction phasing plan
 - Construction cost estimate by phase
 - Financing/development partnerships
 - Operational costs / Business plan
- Prepare a Final Master Plan Report
 - Document the process, vision, and key elements of the final plan in a report
- Presentation to PWSD Board

Meetings:

- Monthly progress meetings with Project Partners (assumes 3)

- Meeting with PWSD Board

Deliverables:

- Final Plan Report & Implementation plan
 - Final Plan and narrative
 - Master Plan process
 - Construction phasing plan
 - Construction cost estimate by phase
 - Financing/development partnerships
 - Operational costs / Business plan

<i>Fee Phase III</i>	<i>\$37,950.00</i>
-----------------------------	---------------------------

<i>Total Fee</i>	<i>\$123,575.00</i>
-------------------------	----------------------------

Preliminary Fee Breakdown by Consultant

Wenk Associates, Inc.	\$83,600.00
BBC Research and Consulting	21,840.00
Zoeller Consulting	10,135.00
<u>Urban Interactive Studio</u>	<u>8,000.00</u>
Total Fee	\$123,575.00