



September 25, 2014

Our File: 534-341

District of Lillooet
PO Box 610
Lillooet, BC
V0K 1V0

Attn: Jodi Pawloski, Supervisor Public Works

Dear Ms. Pawloski:

RE: *Brownfield Development Design Proposal*

The intent of this letter is to provide an outline and estimated fee breakdown to provide a *shelf-ready* project for the development of the District's brownfield on Old Bridge Road. We understand that the District wishes to construct an urban park or sports fields at the defunct Old Bridge Dump site. The final deliverable of this project will be a set of drawings and specifications that are suitable to issue for tender.

To date, we have reviewed the works and recommendations prepared by Western Water Associates Ltd. during their assessment of the brownfield site and are prepared to move forward with the following work plan. A breakdown of the estimated fees related to this schedule is attached at the end of this correspondence.

Survey

The first item to complete is a topographic survey of the brownfield property. The information gathered during this survey will allow us to accurately estimate the volume of material import required to prepare the site for construction.

Using the survey we will produce preliminary concept drawings to be used in determining the District's desired layout for the site.

Meeting #1

Once preliminary concept drawings have been completed, we propose a meeting between TRUE and District staff to discuss the various options for the brownfield site. These options may include items such as:

- Type, Size, Number, Location of playing fields
- Playground and picnic equipment
- Public washroom facilities
- Water and irrigation sources
- Parking Lots and road upgrades

.../2

Upon completion of this meeting, we will advance the preliminary drawings to a full design of the brownfield development. Using this design, we will produce a set of drawings and a Class 'C' cost estimate for the works.

Meeting #2

After completing the design of the development, we propose to host a second meeting between TRUE and District staff for a final review of the design and confirmation of various options. At this point we will complete the design drawings, update the cost estimate, and prepare the necessary specification and tender documents.

A final review of the produced documents will be sent to the District for, but no meeting is foreseen to be necessary.

Estimated Fees

The attached document shows our estimated fees to complete the works as described above. It should be noted that this breakdown includes the time and charges for roundtrip travel for meetings with the District. These trips and meetings can be coordinated to occur alongside trips related the ongoing Water Source Replacement Project, thereby reducing the overall cost of planning and designing the Brownfield Development.

Also included in the design fees is an allowance to retain the appropriate professionals to provide the design of any required landscaping and irrigation.

Not included in the fee breakdown are any allowances for geotechnical or structural design. The services of these professionals will be required should the District decide to include any structures within the development.

Yours truly,

TRUE CONSULTING



Daniel Grant, EIT

Enclosure

Estimate of Engineering Design Services for the Brownfield Development

TASK	DESCRIPTION	PROPOSED MANHOURS					Totals
		Project Manager \$120.00 / hr	Project Engineer \$90.00 / hr	Survey Crew \$140.00 / hr	Travel \$0.60 / km	Administration \$60.00 / hr	
Prepare Preliminary Design for Discussion							
	- Survey of Site		4	3	340 km		\$ 984.00
	- Import of survey		2				\$ 180.00
	- Preliminary Drawings / Design	1	4				\$ 480.00
	SUBTOTAL						\$ 1,644.00
Meeting #1							
	- Meeting in Lillooet	6	6		340 km		\$ 1,464.00
	- Update of drawings / design after meeting	2	8				\$ 960.00
	- Cost Estimate and Preliminary Specifications	1	4				\$ 480.00
	SUBTOTAL						\$ 2,904.00
Meeting #2							
	- Meeting in Lillooet	6	6		340 km		\$ 1,464.00
	- Update of drawings / design after meeting	2	8				\$ 960.00
	- Cost Estimate and Specifications	1	4				\$ 480.00
	- Production of tender documents, drawings, specifications	2	4			2	\$ 720.00
	- Allowance for Irrigation and Landscape Design						\$ 5,000.00
	SUBTOTAL						\$ 8,624.00
TOTALS							
		21	50	3	1020 km	2	\$ 13,172.00