EXHIBIT "A"
Scope of Services

Basic Scope of Services – Onsite Construction Staking

A. *Horizontal and Vertical Control* - Referenced to horizontal & vertical control used to generate construction plans. Semi-permanent control will be established throughout the site. Differential levels will be run through all control to establish elevations. Control for this project will be planned for both GPS and conventional surveying techniques.

B. *Over Excavation Staking & Over Excavation Checks of Building Pads (Apartment and Clubhouse Buildings)* – Per the Preliminary Geotechnical Report prepared by Pickering, Cole, & Hivner, Over-Excavation may be recommended below foundations, depending on structural design and further investigation. The recommended Over-Excavation for these buildings may be variable and extending 5 feet outside of the lateral extents of the buildings.

   Over-Excavation Staking - Grade stakes offset to the corners of the buildings and angle points/points on line along the edges of the building for use in over-excavation of the slabs per the soils report provided. Establish hub & lath at each point referencing hub elevation and cut/fill to sub-grade. *We have assumed that three buildings will be done at a time, and therefore 2 mobilizations to complete this task.*

   Over Excavation Checks – Sub-Excavation grade checks will be performed on building locations identified above to ensure the proper depth of excavation has occurred per the soils report provided. We have assumed three buildings will be done at a time, and therefore 2 mobilizations to complete this task. A letter certifying proper depth has been achieved will be provided to the client and signed by a Professional Land Surveyor licensed in the State of Colorado.

C. *Overlot Grading -* Grade stakes at strategic locations throughout the site at approximate 50-foot grid intervals along curbs and drives, building lines, etc.. Establish hub & lath at each point referencing hub elevation and cut/fill to final grade. Provide grade offsets as required to reference design grade breaks. *RM Meridian is proposing 3 mobilizations to complete this task.*

D. *Utility Staking – Sanitary* - Grade & alignment stakes on offset at progressive intervals (sta 0, 25, 50, 75, 100, 150, 200…), manholes, and end of services. Grades marked to invert of pipe.

E. *Utility Staking – Water* - Grade & alignment stakes on offset at approx. 50-foot intervals, including ends, angle points, intersections, fire hydrants, meters, and inline graded offset to end of services. Two offsets provided to the meter pits and to the fire risers in the mechanical room. Grades will be marked to top of pipe. Services will be staked to the end of service as shown in the Civil Plans.

F. *Utility Staking - Storm Sewer Main* - Grade & alignment stakes on offset at progressive intervals (sta 0, 25, 50, 75,100, 150, 200…), inlets/outlets, and manholes. Inlets will be staked with offsets to outside of inlet on flowline. Grades marked to invert of pipe.

G. *Utility Staking – Water Quality Pond and Underground Detention* - Grade & alignment stakes on offset at progressive intervals (sta 0, 25, 50, 75,100, 150, 200…), forebay, outlet structure, micropool, trickle channel, retaining wall, and underground detention structure. Inlets will be staked with offsets to outside of inlet on flowline. Grades marked to invert of pipe or finished grade of structure.

H. *On-Site Curb & Gutter Staking* - Grade & alignment stakes on offset at 25-foot intervals, ends, angle points, PCs. Grades marked to top back of curb.

I. *Off-Site Curb & Gutter Staking* - Grade & alignment stakes on offset at 25-foot intervals, ends, angle points, PCs for curb & gutter in W. Jewell Ave. and S. Bannock St. Grades marked to top back of curb.

J. *Concrete Pan / Apron* - Grade & alignment stakes on offset at 25-foot intervals along concrete pans areas located throughout the site. Grades will be marked to edge of concrete.

K. *On-Site Sidewalks, Detached* - Grade & alignment stakes on offset at 50-foot intervals along detached sidewalks, ends, angle points, and PCs. Grades will be marked to the top back of walk.

L. *Off-Site Sidewalks, Detached* - Grade & alignment stakes on offset at 50-foot intervals along detached sidewalks, ends, angle points, and PCs in W. Jewell Ave. and S. Bannock St. Grades will be marked to the top back of walk.

M. *Transformer Pads, Light Poles* - Grade & alignment stakes offset to the corners of the transformer pads and center of light poles. Grades marked to finished grade.

N. *Trash Enclosure* – Grade & alignment stakes for the location of the proposed enclosure. Establish a hub & lath for the corners. Grades will be marked to finished concrete elevations.

O. *Retaining Walls (excluding Water Quality Pond)* – Grade & alignment stakes on offset at 25-foot intervals, ends, angle points, PCs of the proposed retaining walls. Grades will be marked to finished top and bottom of wall grades.

P. *Pool Layout* - Grade & alignment stakes on offset at all major corners of the pool and hot tub area with intermediate stakes to delineate grade breaks. Grades will be marked to bottom of pool and finished grade. NOTE: We have included time in this task to layout the pool only. It is our understanding that the stakes for the pool can be referenced for installation of the pool appurtenances such as the bubbler, vacuum, and skimmer lines.

Q. *Pool Flatwork* – Alignment stakes on offset at 25-foot intervals located around the pool area. Grades will be marked to finished grade.

R. *Perimeter Pool Fence* – Alignment stakes on offset at 25-foot intervals around the perimeter of the pool area. Grades will be marked to finished grade.

S. *Pet Park* – Alignment stakes on offset at 25-foot intervals along the walls and fence/gate in the pet area. Grades will be marked to finished grade.

T. *Courtyard and Recreation Court* – Alignment stakes for the location of the courtyard improvements. Grades will be marked to finished grade.

U. *Apartment Building and Clubhouse (Gridlines) Foundations* - Grade & alignment stakes for building on gridlines being offset to nearest intersecting gridline for the location of the proposed exterior foundation walls. Grades marked to finished floor. Mobilizations will consist of setting semi-permanent exterior points that can be used throughout the life of the building construction. All other wall locations or interior wall layouts will be negotiated on an as needed basis.

V. *ALTA/ACSM Land Title Survey* - Perform a survey in accordance with the 2011 Minimum Standard Detail Requirements as jointly adopted by the American Land Title Association and the National Society of Professional Surveyors. In addition to the standard requirements, the following Optional Table A Items will be performed for this survey:

   a. *Deliverable* – One ALTA/ACSM Land Title Survey showing all improvements on the parcel. PDF Copies of the ALTA Survey will be made available for review and comment. If requested, paper copies can be delivered for review. Upon receiving comments, surveyor will modify the survey accordingly and redistribute the survey. Final deliverable will be five original (24" x 36", bond) surveys. The final ALTA Survey will be signed and sealed by a Professional Surveyor Licensed in the State of Colorado.
   b. *Timing* – Review copies of the ALTA Survey will be made available within 3 weeks of Notice to Proceed. Final Deliverable will be postmarked within three business days following receipt of comments.

   Note - The ALTA/ACSM Land Title Survey will include the utility as-built data for the wet and dry utilities being installed on the site. The as-built utilities will include but not be limited to the location of Sanitary Sewer Lines and Manholes, Water Valves, Gate Valves, Water Meters, Storm Sewer Lines and Manholes, Inlets, Area Drains, Utility Transformers, Light poles, and Light Bollards.