

Request for Proposal

For: Sylvan Lakes Metro District (SLMD), Water Services Consulting

RFP ID: 2014923

Submission of Final Proposal Deadline: November 21, 2014

Bidders Questions: email to gregjconway@gmail.com

The SLMD Water Advisory board, consisting of Irv Tracy, Ginny Peros and Greg Conway shall be responsible for representing the SLMD as per the Resolution of September 21, 2014. IAW that resolution Tracy, Peros and Conway shall develop a potential Consultant list, administer this RFP and it's resulting proposals, solicit responses and make recommendations to the SLMD Board meeting on Saturday November 29 for final approval.

Deadline for **final submission of questions**: November 7, 2014

Questions: Questions pertaining to this RFP: SLMD 2014923 should be submitted by email to gregjconway@gmail.com before November 7, 2014 and will be answered in 2 business days.

No interpretation of the meaning of the bid documentation for services requested will be made to any bidder.

Questions will be answered by the appropriate individuals within 3 business days via email with return reply acknowledging receipt of the email request. Questions and answerers will be shared with all bidders.

Authority for this action is herein cited under § CRS 32-1-207.

Executive Summary: The Sylvan Lakes Metro District (SLMD) board, in representing the Community of Sylvan Lakes, wishes to put water in our lakes. This will require acquisition of water shares to replace depletion and submission of a Temporary Supply Substitution Plan (TSSP). We believe coordination with the Lake County Augmentation Plan, which is now in the court system, will be required. The board is concerned that the complexity of legal, engineering, procedural and political issues are beyond the expertise required to fill our lakes with water. We

seek to retain the services of Professional Consultant Services (hereafter: The Consultant) leading to completion of the submission of a TSSP.

Historic Overview: The Sylvan Lakes is a cluster of lakes of glacial moraine origin enhanced by the creation of the Hartner Ditches #1 & #2¹, various berms and inter-lakes spillways. This 1926 court approved effort was intended for enhancing the recreation value of the existing natural lakes for the enjoyment of the hotel/resort type of facility. Existing and requested additional beneficial uses are listed below. Whether or not that facility ever came to fruition is unknown, but the area has evolved into a residential neighborhood of about 60 property owners. Previous leadership of the community deferred on resolution of the issue of water in our lakes, associated water share ownership and related augmentation plans. Current leadership is charged and determined to bring about both short and long term resolution as it is now clear that water issues will only get more complex in the future. Sylvan Lakes wishes to remain a community of lakes. (See enclosure #1 for location of Sylvan Lakes Community).

Technical Data. There are about 12 water bodies that vary from .1 to 6.6 acres in surface area, two ditches (2.81 cfs & 2.98 cfs, as established in State of Colorado Chaffee County No. 3053 Judge James L Cooper, 6/15/1926 & 7/1/1926 respectively, signed 18th Day of January 1932, "...for the propagation and culture of fish and raising fish,... and for raising fish for commercial purposes") that feed/return to/from the year round West Tennessee Creek (WTC). We would like to add "...for wildfire mitigation, boating, swimming, ice fishing, riparian observation, protection of high altitude amphibians and fish, hiking, scuba diving, cross country skiing, snorkeling, beaver activity, moose-elk-deer-coyote activity, muskrat activity, ducks cranes and geese, endangered high altitude frog cultivation, endangered cutthroat fish...". (see attached diagram-map "Hydrologic Study" developed by the resident engineer, there are two diversions.) The extraction of WTC water occurs FROM THE West Tennessee Creek (WTC) above the Wurtz Ditch confluence and 'returns' after this intersection back into the WTC. Local geology & topography suggest the Lakes have been in existence for some time (1000 + years) and that in 1926 the additions of berms, spillways, etc has obscured that natural origin. Also, some areas are heavily and thickly overgrown with native grasses that would be replaced with water if current efforts are unsuccessful. The existence of natural springs is known, but hard to quantify in terms of seasonal or long term contribution to the lakes. In the fall 2013 lakes became inactive. There are two sequential lake strings: 1. The Hartner #1 sequence @ 40 a-f volume, 8.2 acre surface area & 2. The Hartner #2 sequence @ 26 a-f volume, 6.5 acre surface area. The Hartner #1 sequence is privately owned and the Hartner #2 sequence is controlled by the Sylvan Lakes Metro District. (See enclosure #2 for a hydrologic schematic). Recommendations on how these two entities, one private and one municipal, can work together, legally, are requested.

This RFP: If you have received this RFP, it is based on our research of your known experience and an established track record in the complexity of Colorado water law and issues.

Request for Proposal Requirement Details: The Sylvan Lakes Metro District [by the authority of CRS 32-1-207] invites proposals for the following Service related work:

1. **Stage 1a.** Site visit with review existing lake survey. A physical on-site visit will be required to the Sylvan Lakes Community area. A resident engineer (ME, not PE) with both metrology & remote area survey experience has conducted an intensive measurement and survey of the lake system to determine capacity. At the same time, this engineer shall contribute as much or as little as the Consultant deems necessary. The Consultant will review this study to determine its veracity and utility in further technical lake oriented questions, recommend improvements and the successful completion of the TSSP.
2. **Stage 1b.** The Consultant shall provide a Q & A session for the SLMD for their edification in the fundamentals of CO water law, terms, procedures and related topics the contractors deems relevant. On a scale of 1 to 10, Sylvan Lakes Metro District board measures somewhere around '3' in terms of effective understanding of CO water issues. Some of the most confounding questions we struggle with are:
 - A. 2.5 a-f, 3.5 a-f, Evaporative rate/loss very different answers.
 - B. Initial fill of lakes, then evaporative loss in steady state?
 - C. TSSP or SWSP?
 - D. Grassland credits?
 - E. Natural v. manmade lakes calculation (springs)?
 - F. Weather data, lake freezing calculation, wind, precipitation?
 - G. Currently owned water shares (TLR&CC) issue?
(Tracy 1, Ritacco 1.1, Vargo 2.)
 - H. Buying more water shares?
 - I. Return flow credit?
 - J. 6 month or 12 Month operation?
3. **Stage 1c** The Consultant shall provide or perform the required work to make such technical determinations such as, but not limited to, evaporation rate, required quantity of senior water shares, where to buy water shares and initial conditions versus steady state lake operation. In short, The Consultant shall provide and explain a summary of the required technical parameters that are relevant to quantification (including Cost) of a living, working lake system. The Consultant shall provide a written (electronic form OK) summary report of findings, suggestions and recommended
4. **Decision Milestone for SLMD Board to progress to Stage 2**
5. **Stage 2a** The Consultant shall lead, with the assistance of SLMD, the effort to establish a successful Temporary Substitute Supply Plan (TSSP) with an external organization for supply of water.
6. **Stage 2b** The Consultant shall advise on any unforeseen implications concerning the Hartner Ditch #1 (Private) and the Hartner Ditch #2 (SL Metro District) joining forces for

mutual benefit in the effort to fill our Lakes with water. The SL attorney of hire shall first review and suggest proper procedures. Secondly, the H1 group and H2 group shall endorse any required documents and necessary transparency procedures.

7. **Stage 3** The Consultant shall provide for an open ended cost structure for an extended relationship for further growth and development of the lakes of Sylvan Lakes.

The Consultant can choose to use or not to use external or third party resources as they deem necessary but shall not encumber the Sylvan Lakes Metro District with any additional cost unless approved explicitly in writing by the SLMD Board.

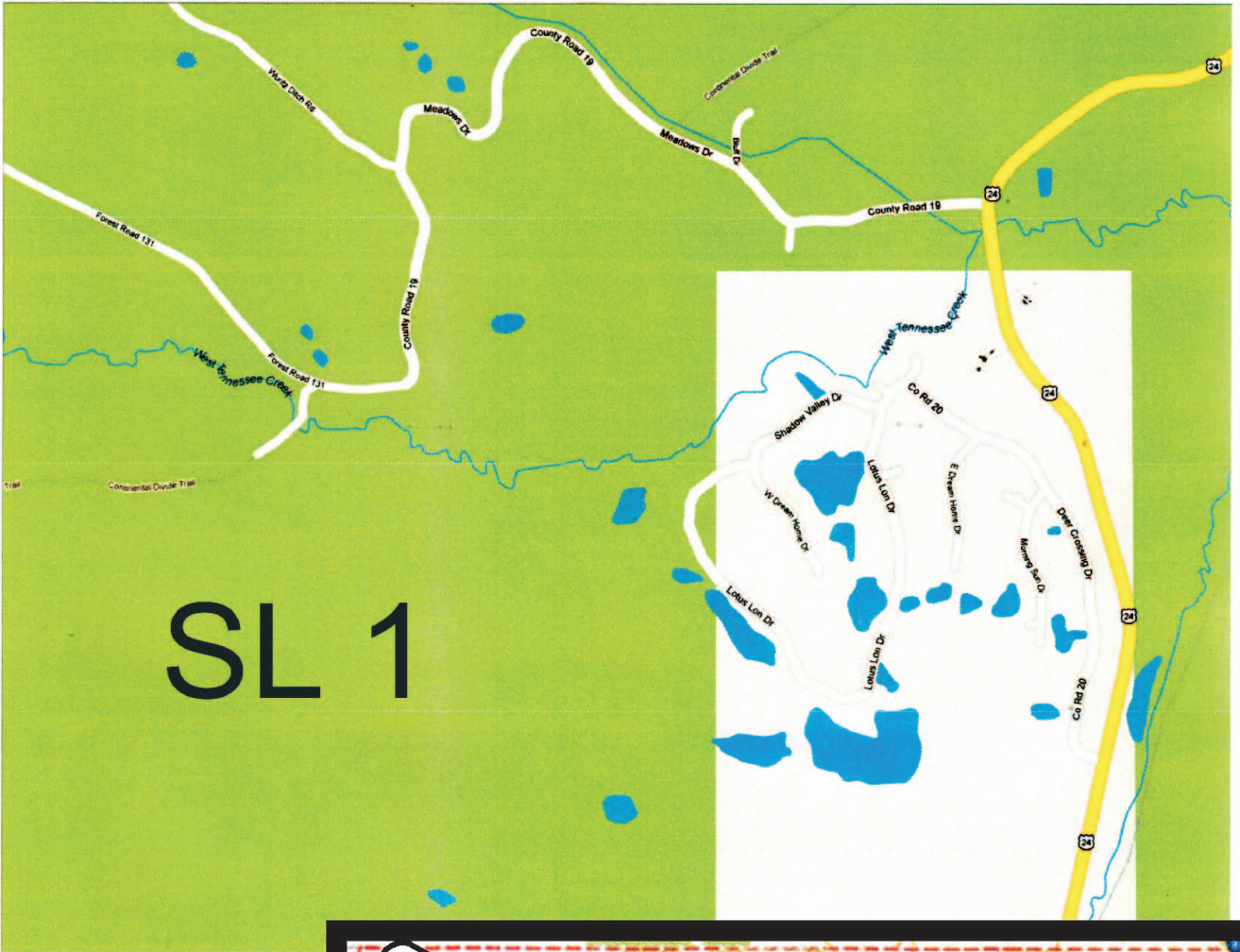
The greatest effort shall be made by all parties to use email, .PDF files, scans of maps, etc in all steps of this process, as per the Presidents efforts in the reduction in paperwork.

SLMD shall award payment in Stage 1, Stage 2 and Stage 3.

Rev: 10/18/14 8am

ⁱ H1 Admin # 28435.27924 & H2 Admin # 28435.27940

Sylvan Lakes, north Lake County zone A-4

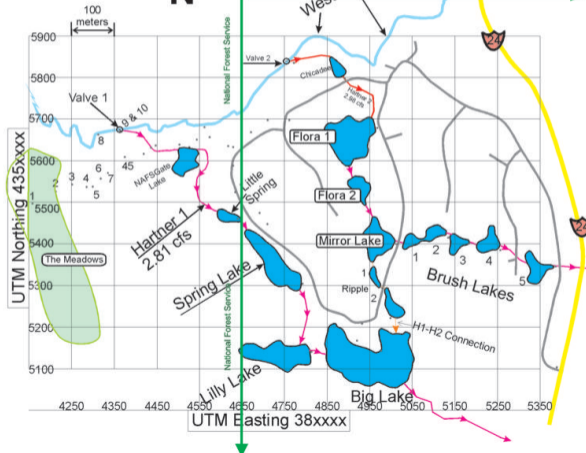


Sylvan Lakes, Lake County, Colorado

Hydrologic Study & Master Map of the Sylvan Lakes area

Prepared by
GJ Conway, M.E.
6/21/2014

X *GJ Conway*



1. Meadows
2. Meadow-RD. edge
3. Meadow Rd 10
4. Meadow Rd 09
5. Meadow Rd 08
6. Meadow Rd 07
7. Meadow Rd 06
8. Meadow Lake DATUM rock
9. Valve 1 concrete
10. Valve 1 wheel
11. Meadow Rd 04
12. Mead. Rd X Hartner 1
13. V1 offshoot of Mead. Rd
14. NFS gate
15. NAFSGate Lake DATUM
16. Meadow Rd 03
17. WTC log bridge
18. Meadow Rd 02
19. Meadow Rd 01
20. Roads Junction
21. Cabin Rd Gate
22. Cabin Rd 02
23. Little Spring DATUM
24. Cabin Rd 01
25. Cabin Datum 10306'
26. Old Lotus Lon W 02
27. Old Lotus Lon W 03
28. WDH X Old Lotus Lon W
29. Valve 2
30. Chicadee DATUM rock
31. Flora 1 DATUM Rd side
32. TeePee Datum berm
33. Lilly Lake DATUM spillway
34. BGLF16 DATUM
35. Foundation rock DATUM
36. Big Lake DATUM rock
37. R2-BL spillway DATUM
38. R1-R2 DATUM
39. Mirror-Brush1 DATUM
40. B2-B3 DATUM
41. Brush 3 spillway DATUM
42. B4 hilltop pin DATUM
43. Brush5 spillway DATUM
44. Mailboxes
45. Meadow Rd 05