



Location: RiverCom Property – N Lyle Ave and 5th St NE - Douglas County Parcel #22210730011
Project: RiverCom 911
Date: February 14th, 2025

PROJECT DESCRIPTION

- RiverCom is a two-county, multi-jurisdictional designated Public Safety Answering Point (PSAP) that provides 911 call-taking and emergency services dispatch services for law enforcement, fire districts and departments, public and private ambulance services, and emergency management response and recovery operations in Chelan and Douglas counties. Emergency communications are at the core of RiverCom’s mission, which started operations in July 2004. 911 operations are staffed 24 hours a day, 7 days a week.
- The project site is the property located at the intersections of N Lyle Ave and 5th St NE. (RiverCom acquired the project site, a 12-acre parcel, with the intent of going through the exempt segregation process to divide the site up and only occupy 5 acres). The project scope includes construction of a new +/-18,000 sqft building to accommodate a 24/7/365 911 Dispatch Facility.
- Site improvements/site development of a greenfield site to include: grading, curb cuts, parking (public and secure/employee), landscaping, fencing, and other hardening/security measures. Site features will include a radio tower, emergency generator(s), exterior program area, etc.
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- Street frontage improvements are anticipated, to include: left turn lane/pocket, widening, curb, sidewalk, illumination, etc.

SCOPE OF SERVICES

- a. Provide a site topographic survey sufficient for the mapping development to 1-foot contour intervals. Measurements will be provided at abrupt changes of grade such as slopes, curbs, walls, rockeries, structures, and edge of concrete or asphalt. The survey will include the measurement of existing surface features, manholes, catch basins, planters, fences, walkways, paths, parking areas, and utilities within the project limits. Subcontract the services of an underground utility locate vendor to mark the locations of underground utilities.
 - i. Elements within the survey limits that will be incorporated include:
 1. Locations and elevations of surface and pavement types including identifying high and low spot elevations.
 2. Storm system: Field survey catch basins, manholes, and culverts including pipe size, material, and upstream and downstream invert elevations.
 3. Sanitary system: Field survey the structures with rim and invert elevations.
 4. Water system: Field survey surface indications of buried water lines and correlate record drawings with field surveyed locations.
 5. Gas, Electrical, Communications utilities: Field survey surface indications of buried utility lines and correlate record drawings with field surveyed locations.
 6. Surface features: Overhead utility lines and surface indications of subsurface utilities, vaults, utility poles, guys wires, walkways, signs, paths, parking stripes and parking areas, driveways, curbs, bollards, mailboxes, edges of cleared areas, signs, trees (>6” DBH) and fences.

7. Property lines; County streets right of way.
 8. Irrigation system; field survey surface features for service connections onto the property; including valves, distribution boxes, etc. (No need to survey on site irrigation just the service connection(s) onto property)
- ii. Survey Inclusions:
1. Surveyor to notify one-call and field mark locate limits.
- iii. Deliverables
1. PLS Stamped and Signed PDF.
 2. AutoCAD files (Civil 3D) and csv survey points.
 3. Copies of any property research and utility maps.

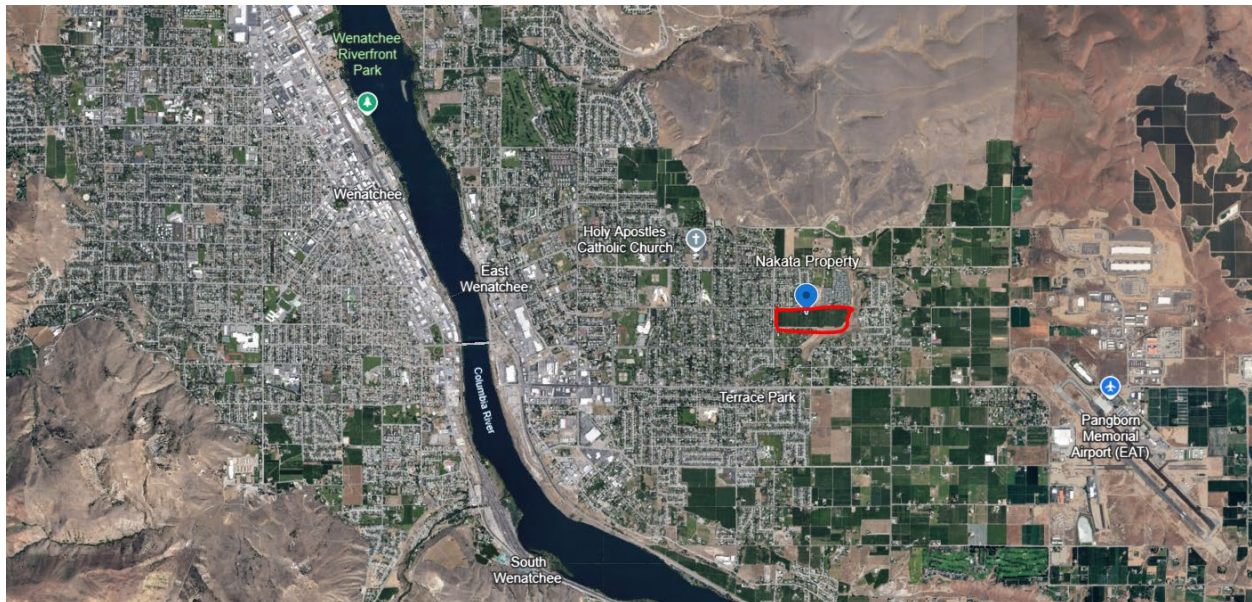


Figure 1 - RiverCom Property (property lines not to scale)

For any questions regarding this project and scope of work please reach out to the construction management team:

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