Case No. 20PD006

Legal Description:

Lot 45 thru 46 of Block 6 of Millard Addition, located in the NE1/4 of Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
February 26, 2020

Fletcher Lacock, AICP
Department of Community Development
City of Rapid City
300 Sixth Street
Rapid City, SD 57701-2724

RE: Letter of Intent – Final PD Overlay – Anamosa Street Substation Rebuild

Dear Mr. Lacock:

Thank you for meeting with me on February 17, 2020 to discuss the Anamosa Street Substation Reconstruction project. As we discussed, this project is a complete demolition and rebuild of the existing Anamosa Street substation which is located at the southeast corner of the Wood Ave. and Anamosa St. intersection. The existing substation and the new, expanded substation will be contained within land owned by Black Hills Power, Inc. The need for the project is in conjunction with the new “Monument” Civic Center project. The substation needs to be rebuilt (upsized) to accommodate the increased power load that will be needed by the new Civic Center and to maintain reliable power service to all customers in the area. This project is the third out of three system upgrades needed to provide adequate and reliable power due to the Civic Center expansion. The other two projects (Reroute 69kV transmission line around Civic Center & Replace Transformer – E. North Street Substation) were completed in 2019.

As we discussed, the increased power load required by the new Civic Center, requires larger equipment (switchgear, power transformer, and bus work) in the substation, which in turn causes the footprint to increase to maintain required safety clearances between the equipment. Fortunately, the existing site has a vacant area just to the west of the existing substation which is able to accommodate the larger footprint, and no additional land is necessary for the expansion.

Although the existing site is able to accommodate the expanded substation footprint, there is not adequate room available for any off-street parking or any additional landscaping. Existing landscaping will, however, be maintained in areas shown in the attached Civil Site Plan. Therefore, it is requested that any parking requirements be waived and a reduced, if applicable, landscaping requirement be allowed.

Again, thank you for your time and I hope you find this application complete and adequately informative. Please let me know if you have any questions or need additional information.

Sincerely,

Ron Williams, PE
Sr. Project Manager
CONSTRUCTION NOTES

All disturbed areas shall be prepared as shown on the details or described in the specifications.

Excavated, compacted and grade-in-place grade (estimated 150 CF, compacted volume) as necessary to meet contours/delineation shown. Proposed contours are to final top of ridge, account for 6" granular surfacing as shown in the detail (Ana-C-015).

The Contractor shall be responsible for excavating, spreading, stapling & surfacing of material not used in the site prep, (estimated 75 CY) to be disposed, no separate pay item. Excess material can be saved on site at the direction of the Owner during construction, excess grading and seedings costs shall be incidental to the excavation bid item.

Contractor shall submit and approve subgrade submittal prior to permit or receipt of approval. The material shall be stapled and utilized in excavation and embankment work on all disturbed areas to ensure that there will be no excessive surfacing or overlap. Any incidental to the project, no separate measurement or payment be made for excess stripping, stapling, and spreading of material.

Utilities and other potential obstacles (underground facilities) have been shown only to the extent that they were observed or were known by others. The Owner and Engineer shall be responsible for the accuracy or completeness of any such information or data. The Contractor shall avoid, locate, or protect against such facilities. The Contractor shall cooperate and coordinate the work with the owner or such underground facilities during construction, and the safety and protection of all such underground facilities.

For rock and gravel surfacing, refer to the details and specifications for proportion and material requirements. Prior to surfacing apply Sprout 5K-26 as specified to prevent plant growth.

Contractor shall be responsible to control erosion of the site during construction. General Permit to Discharge Storm Water Associated with Construction Activity (SD DEM) is not necessary for this project (1.15 acres disturbed). Contractor shall use general Best Management Practices while performing work to avoid soil erosion from the site. Contractor shall report erosion control designs within 48 hours of all non-emergent events and 24 hours for emergent areas. The Contractor shall review and follow the recommendations provided in the SWMP in the appendix of the specifications. Should all conditions warrant, the SWMP must be amended in order to maintain erosion control. All costs shall be included in the SWMP management bid unit.

Contractor will be responsible for providing for the project. Contractor is responsible for checking that the project's SWMP and other regulatory requirements are met.

The Contractor shall review the soils report as completed by FMG. All disturbed areas shall be prepared as shown on the details or described in the specifications.

All disturbed areas shall be rock surfaced. Do not disturb area outside construction area shown.

All site work shall be completed in accordance with the latest Rapid City Standard Specifications for Public Works Construction (2007 edition).

For every foot of embankment material installed, the Contractor shall provide the Owner with a certified density test in a 12 grid per foot verifying the compaction specified. Failure to provide these test results will result in re-work necessary to provide the base and compaction test results as specified.

Matite piped shall be provided to protect the watershed drainages from erosion, maintenance costs shall be included in the bid item included in the bid item.

Utilize these areas for storage of building materials, on-site fueling and concrete/watertreatment facilities and collection materials as described in the SWMP and permitted by the SD DEM.

Stormwater discharge location for the project site is in the Anamosa Street gutter. The Contractor shall maintain and add storm water controls as necessary throughout construction to prevent soil erosion or hazardous materials from leaving the project site.

All the condition of the grading includes the installation of 4" depth of rock subbase and prior to the 4" thickness of rock surfacing and the surfacing facility installations, the Owner will perform a topographic survey to verify and inspect to the construction grades. Contractor shall be responsible to the Owner and provide a one week notice prior to the completion of grading.

4/12" of 4" pipe filter installed at minimum 4.5% grade to outlet of pipe in the street, maintain a minimum 2:5:1 cover. Core drill CMP outlet with rodent guard into the existing intake and outlet water connection.

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