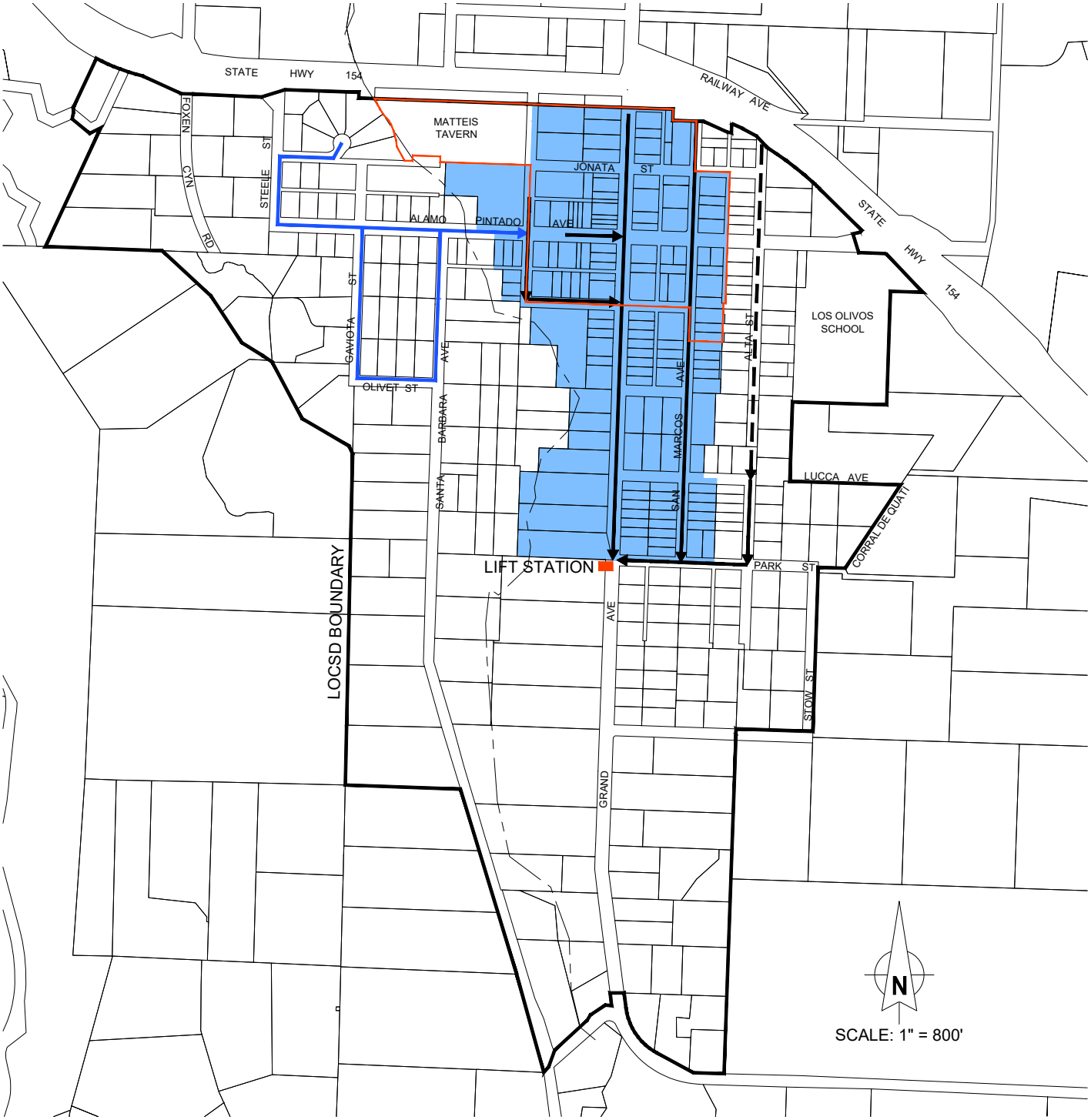
ZONE 1



GRAVITY MAIN
GRAVITY MAIN
STEP MAIN
COMMERCIAL
LOCSD BOUNDARY
ALAMO PINTADO CREEK
ZONE 1

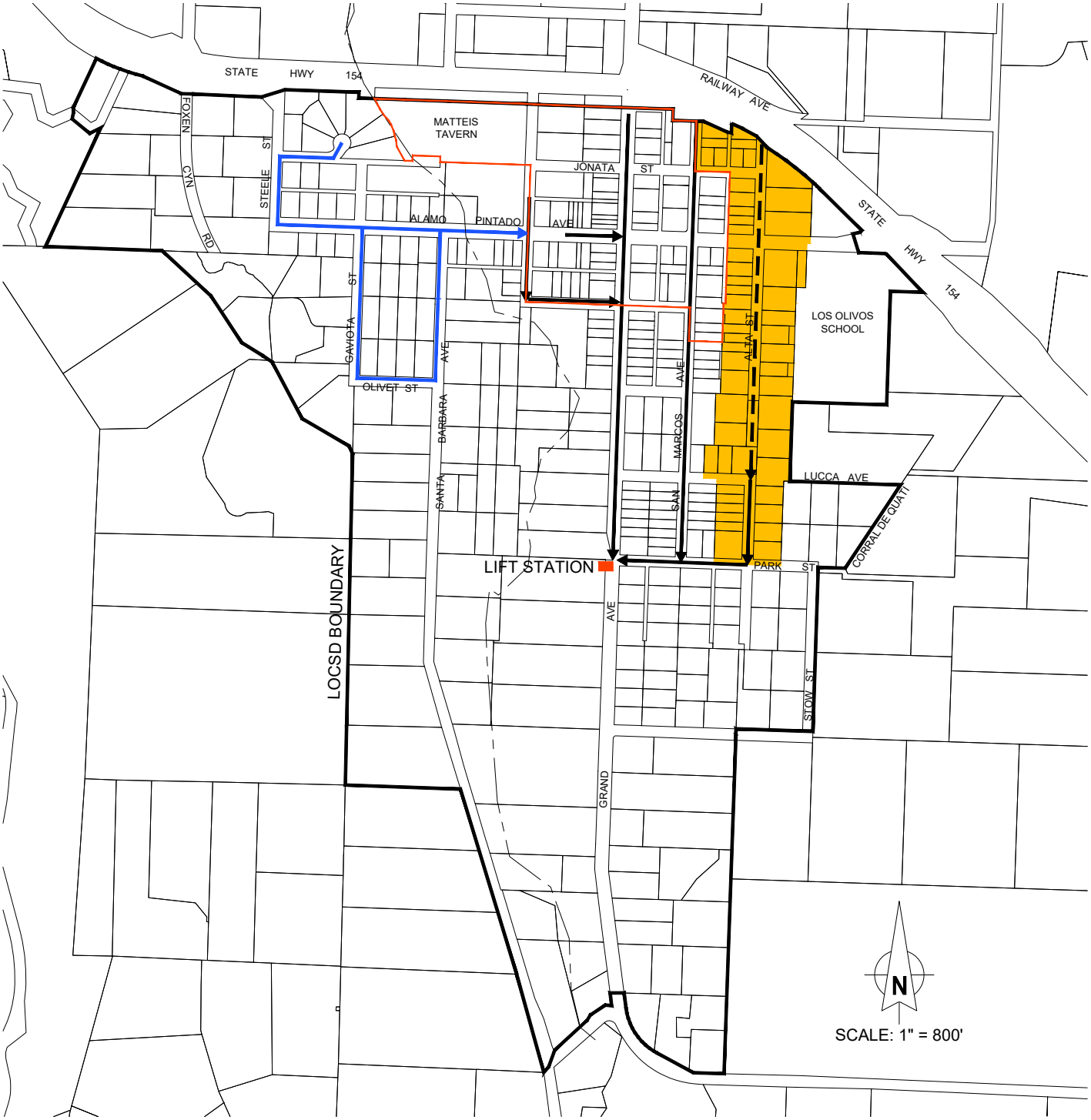
LOS OLIVOS COMMUNITY SERVICES DISTRICT
EST. 2018

Zone 1
with Optimized
Gravity Sewer Mains

September 2023

DRAFT

ZONE 2



- GRAVITY MAIN
- GRAVITY MAIN
- STEP MAIN
- COMMERCIAL
- LOCSD BOUNDARY
- ALAMO PINTADO CREEK
- ZONE 2

Zone 2 also Gravity Sewer to exit lift station.

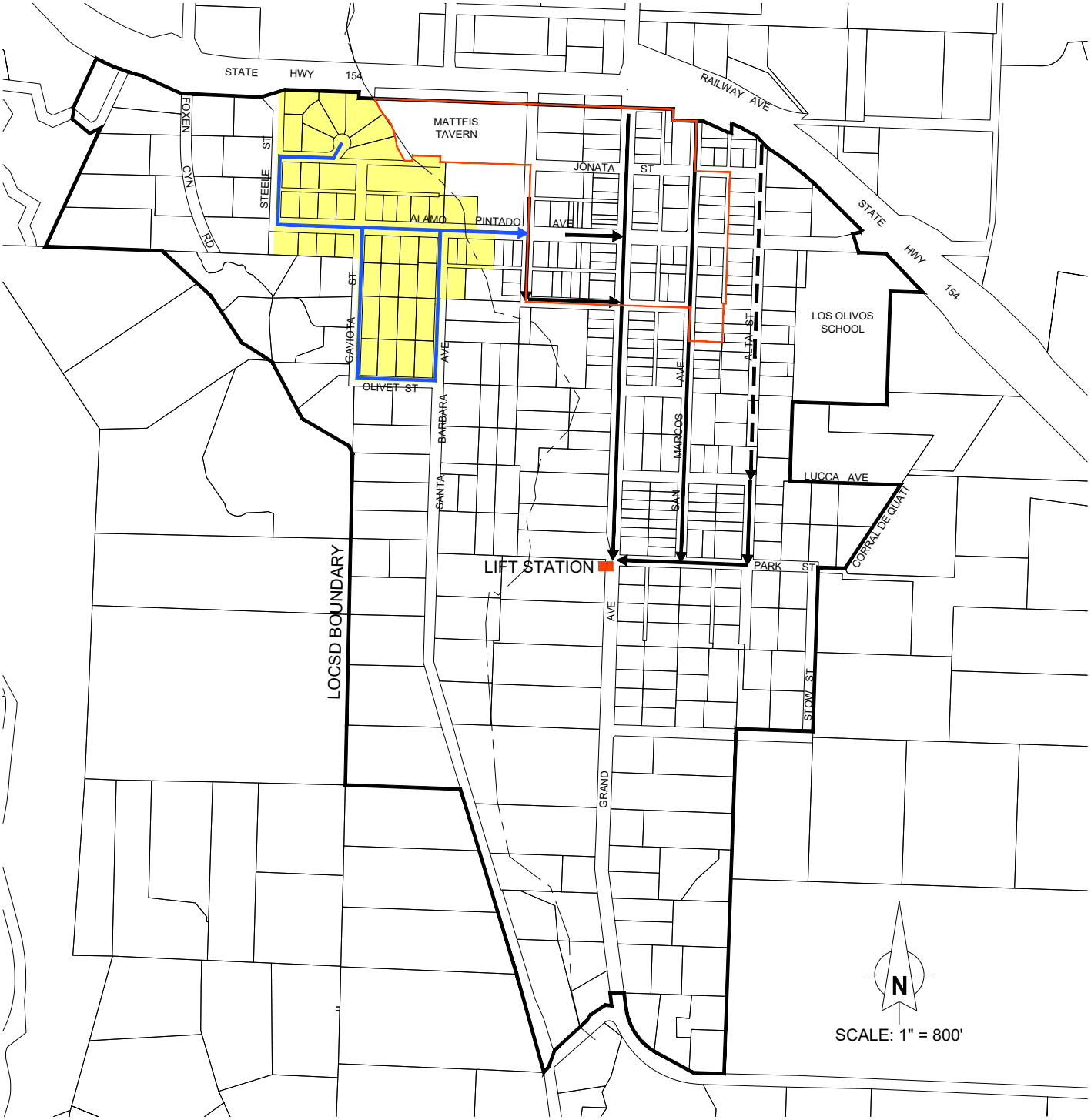
LOS OLIVOS COMMUNITY SERVICES DISTRICT
EST. 2018

ZONE 2
with Optimized
Gravity Sewer Mains

September 2023

DRAFT

ZONE 3



- GRAVITY MAIN
- GRAVITY MAIN
- STEP MAIN
- COMMERCIAL
- LOCSD BOUNDARY
- ALAMO PINTADO CREEK
- ZONE 3

Zone 3 to reach manhole in Zone 1 by STEP
Zone 3 timing can be with Zone 2

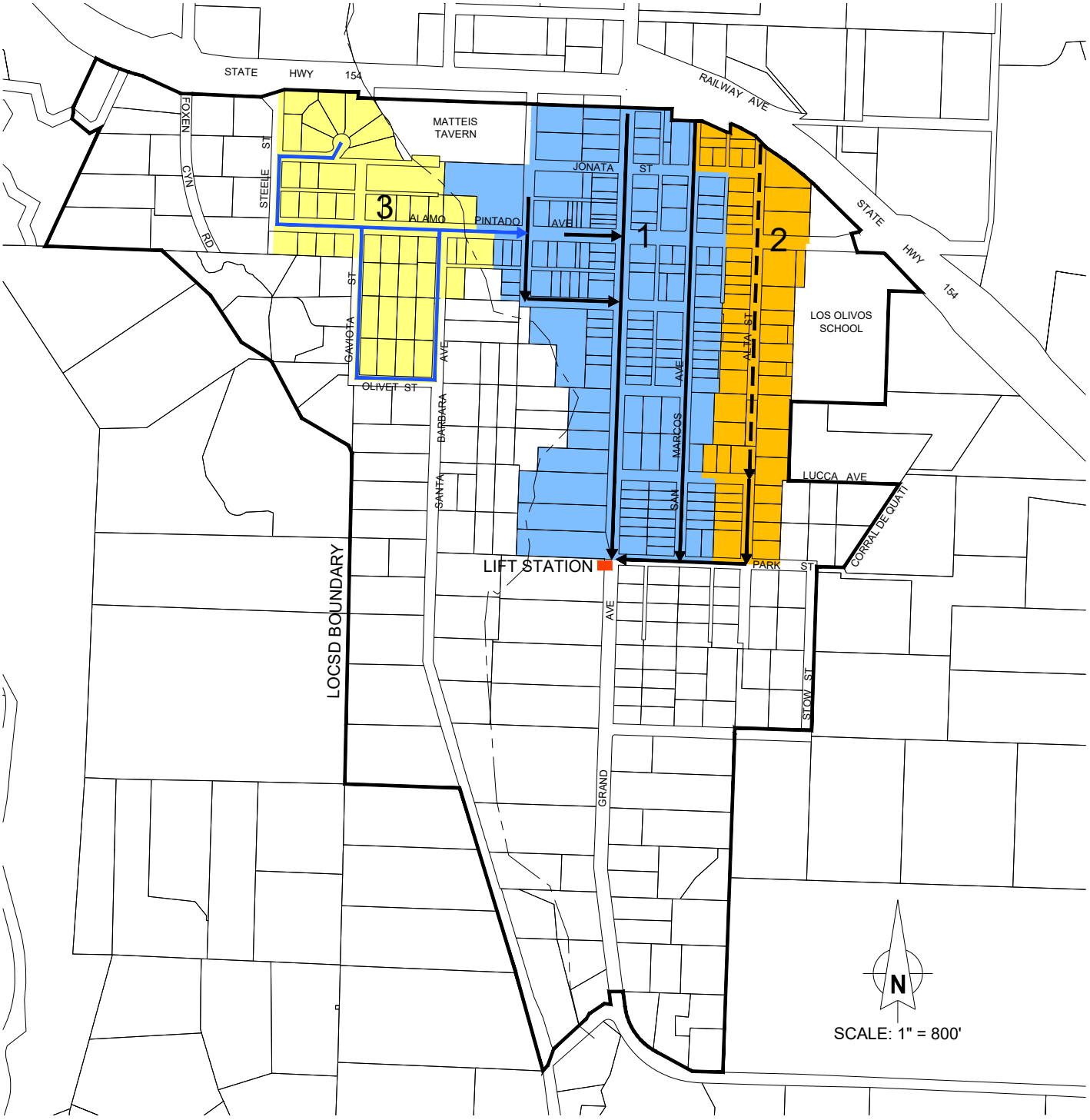
LOS OLIVOS COMMUNITY SERVICES DISTRICT
EST. 2018

ZONE 3
with Step Sewer Mains

September 2023

DRAFT

ZONES 1 - 3



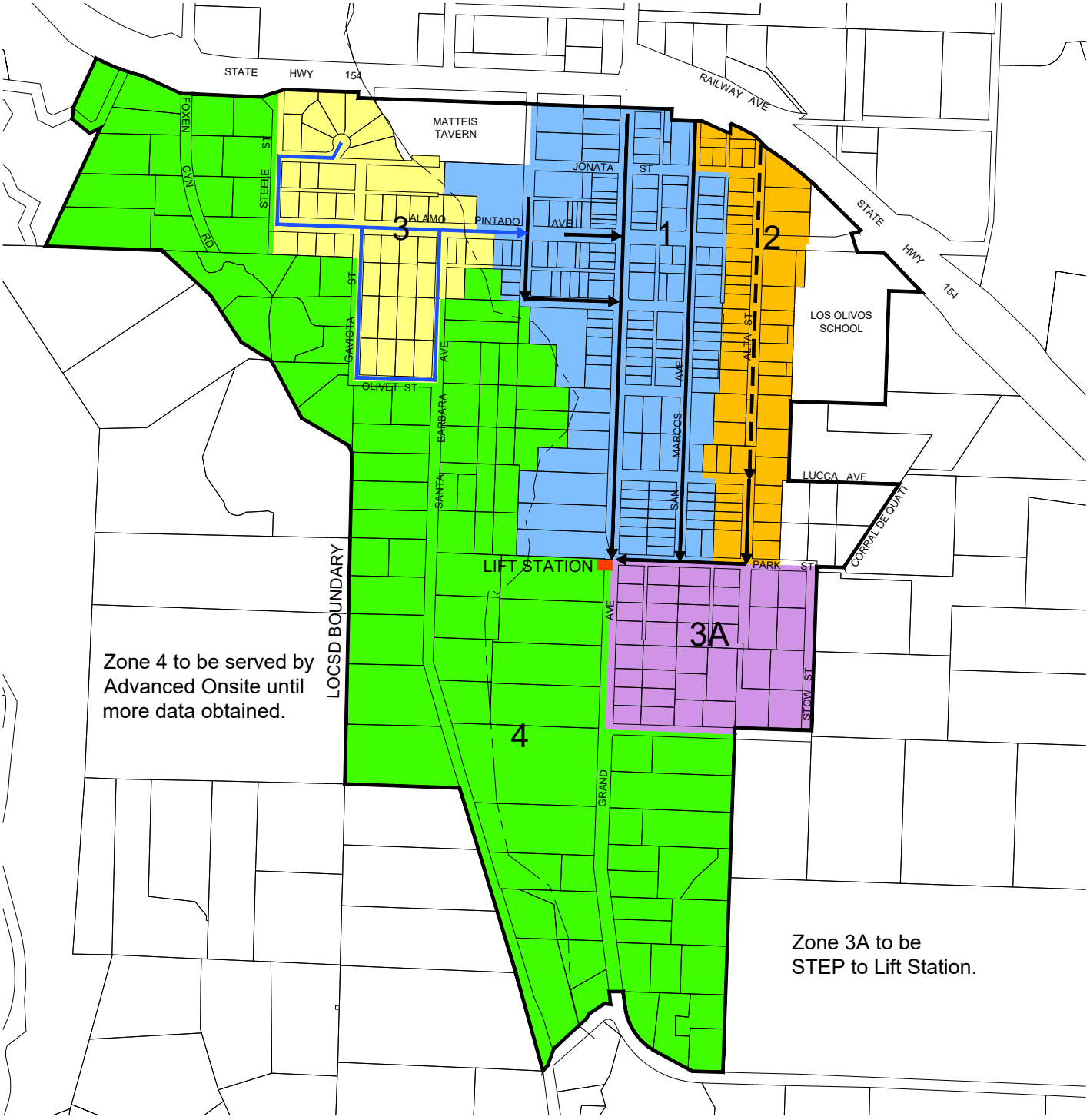
GRAVITY MAIN
GRAVITY MAIN
STEP MAIN
LOCSD BOUNDARY
ALAMO PINTADO CREEK
ZONE 1
ZONE 2
ZONE 3

LOS OLIVOS COMMUNITY SERVICES DISTRICT
EST. 2018

ZONES 1 - 3
September 2023

DRAFT

ALTERNATE 1



GRAVITY MAIN
GRAVITY MAIN
STEP MAIN
LOCSD BOUNDARY
ALAMO PINTADO CREEK
ZONE 1
ZONE 2
ZONE 3
ZONE 3A
ZONE 4

N

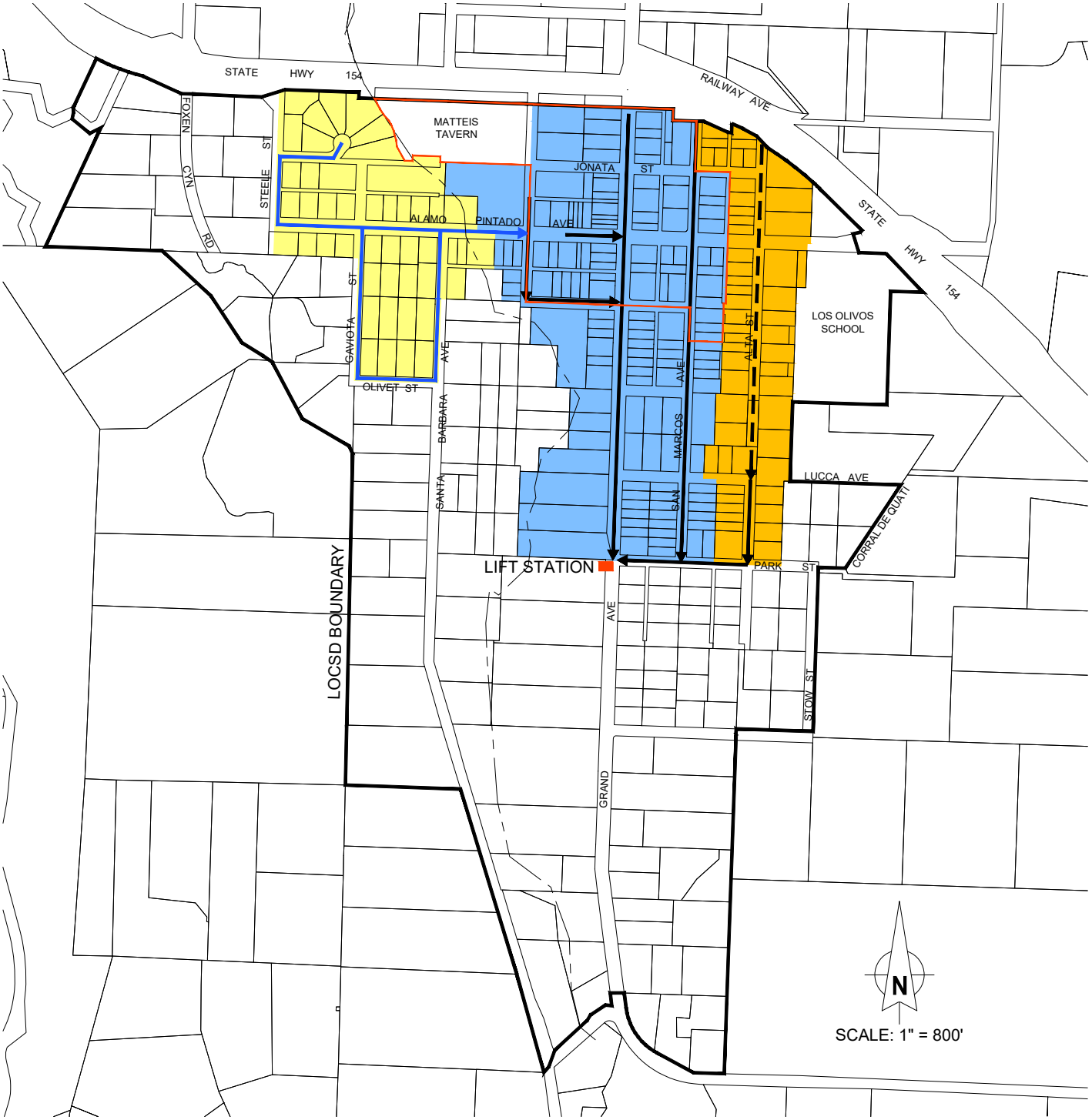
SCALE: 1" = 800'

LOS OLIVOS COMMUNITY SERVICES DISTRICT — EST. 2018

ALTERNATE 1
September 2023

DRAFT

INITIAL SEWER MAINS



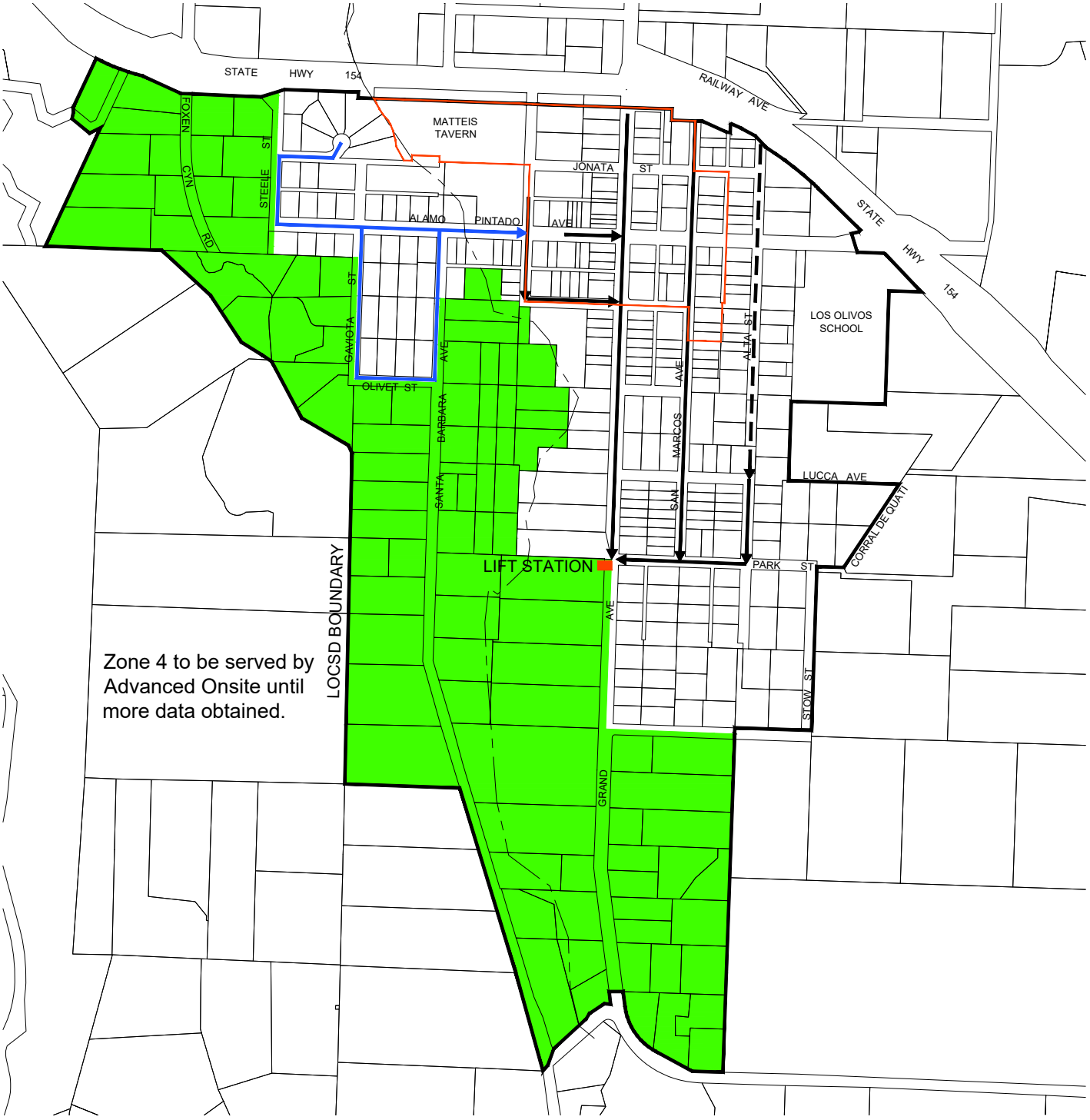
- GRAVITY MAIN
- GRAVITY MAIN
- STEP MAIN
- COMMERCIAL
- LOCSD BOUNDARY
- ALAMO PINTADO CREEK
- ZONE 1
- ZONE 2
- ZONE 3

LOS OLIVOS COMMUNITY SERVICES DISTRICT
EST. 2018

INITIAL SEWER MAINS
September 2023

DRAFT

ALTERNATE 1



GRAVITY MAIN
GRAVITY MAIN
STEP MAIN
COMMERCIAL
LOCSD BOUNDARY
ALAMO PINTADO CREEK
ZONE 4

N

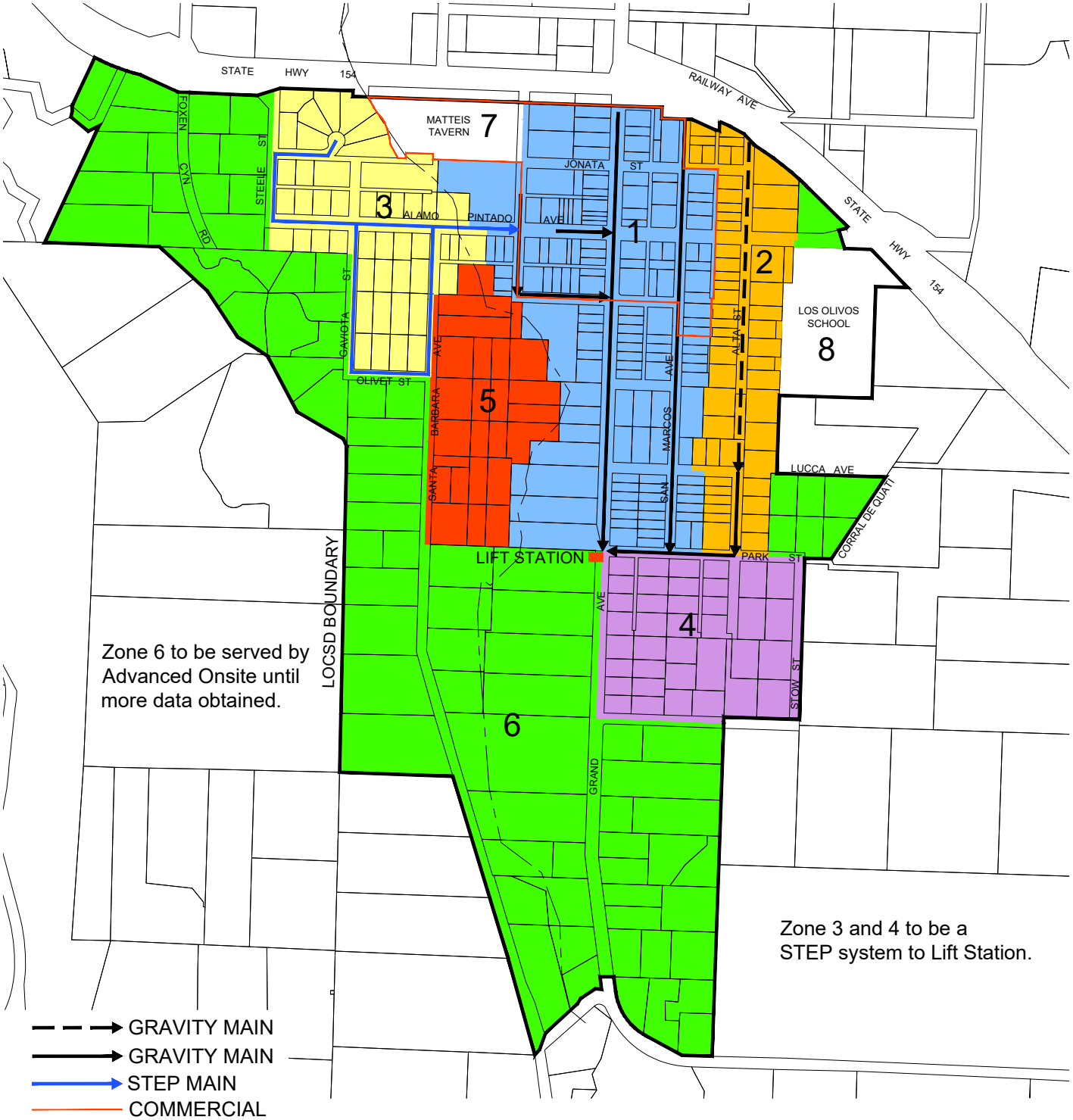
SCALE: 1" = 800'

LOS OLIVOS COMMUNITY SERVICES DISTRICT
EST. 2018

ALTERNATE 1
September 2023

DRAFT

ALTERNATE 1



- GRAVITY MAIN
- GRAVITY MAIN
- STEP MAIN
- COMMERCIAL
- LOCSD BOUNDARY
- ALAMO PINTADO CREEK
- ZONE 1 - 140 Parcels
- ZONE 2 - 54 Parcels
- ZONE 3 - 46 Parcels
- ZONE 4 - 37 Parcels
- ZONE 5 - 25 Parcels
- ZONE 6 - 74 Parcels
- ZONE 7 - 1 Parcel
- ZONE 8 - 1 Parcel

N

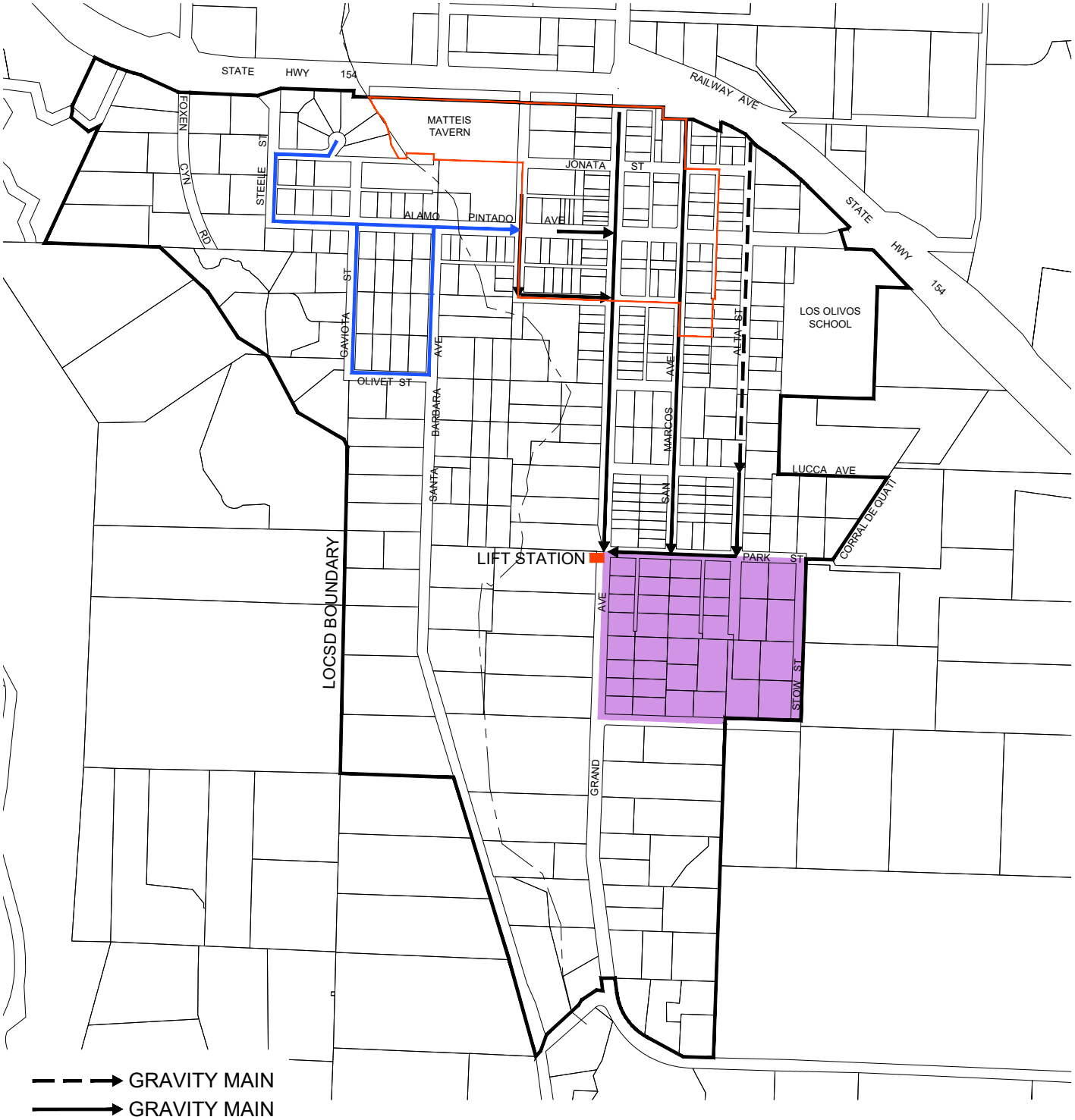
SCALE: 1" = 800'

LOS OLIVOS COMMUNITY SERVICES DISTRICT — EST. 2018

ALTERNATE 1
September 2023

DRAFT

ALTERNATE 1

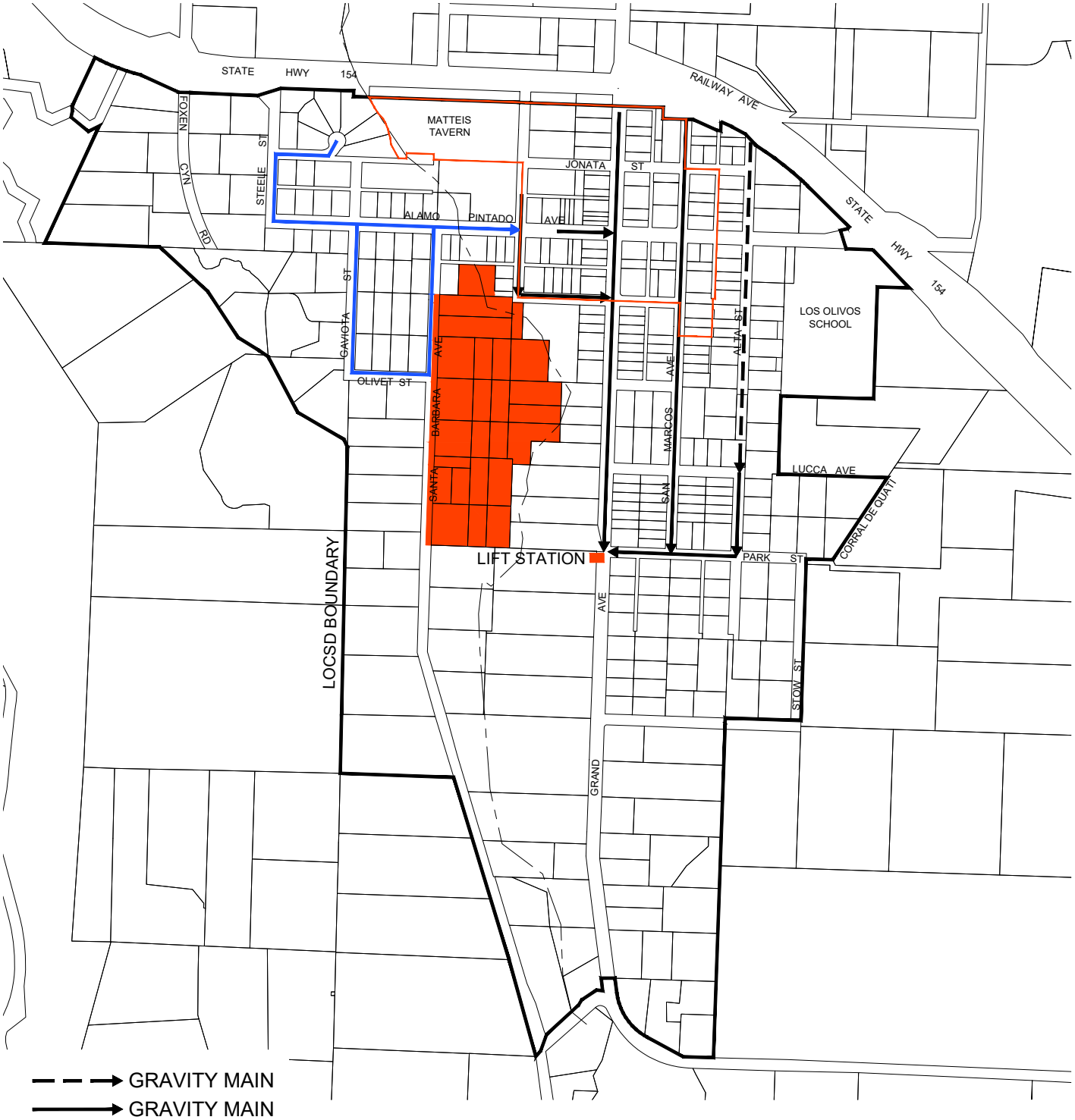


LOS OLIVOS COMMUNITY SERVICES DISTRICT — EST. 2018

ALTERNATE 1
September 2023

DRAFT

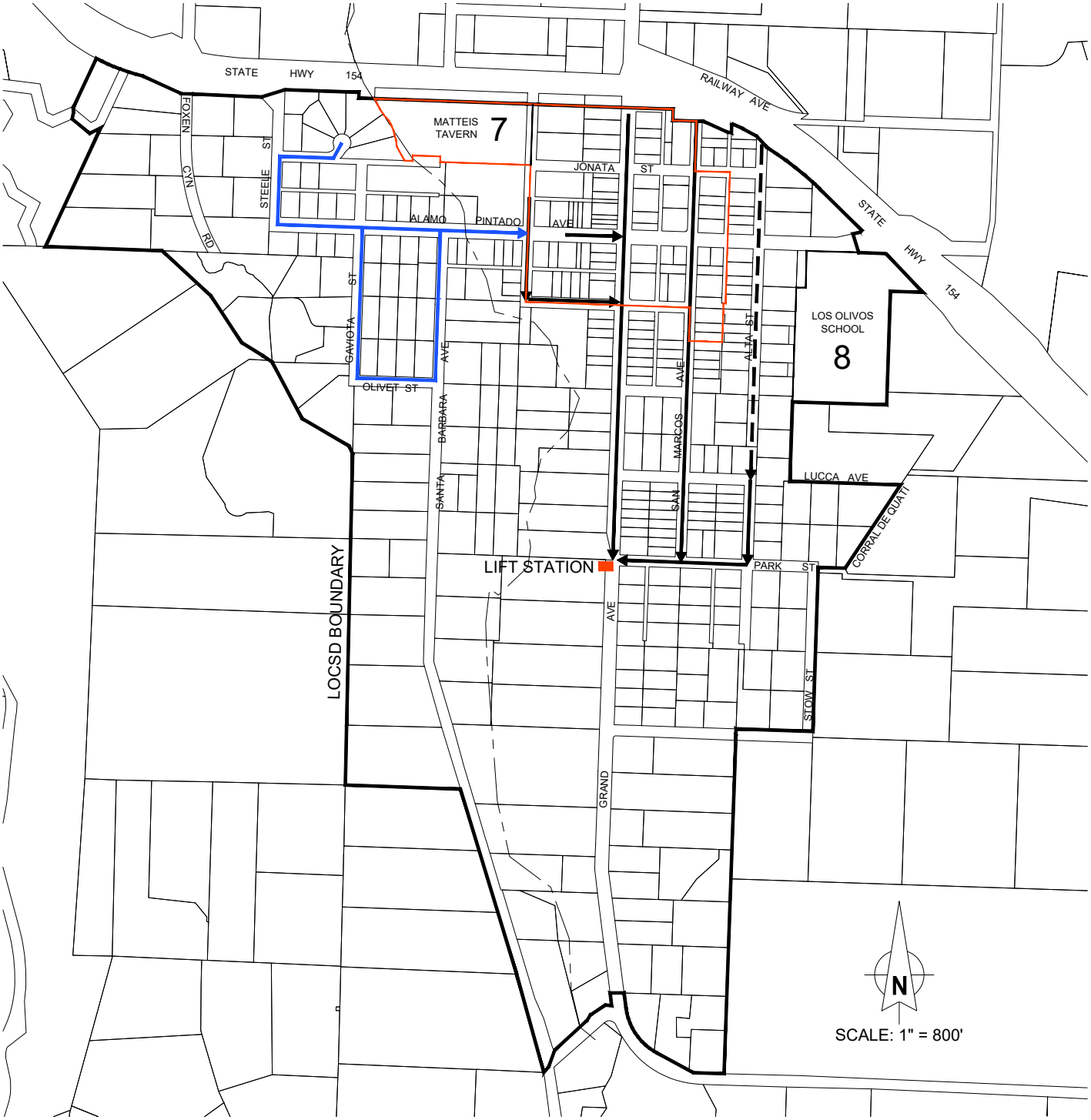
ALTERNATE 1



ALTERNATE 1
September 2023

DRAFT

ZONE 2



- GRAVITY MAIN
- GRAVITY MAIN
- STEP MAIN
- COMMERCIAL
- LOCSD BOUNDARY
- ALAMO PINTADO CREEK
- ZONE 7 - 1 Parcel
- ZONE 8 - 1 Parcel

LOS OLIVOS COMMUNITY SERVICES DISTRICT
EST. 2018

ZONES 7 & 8
September 2023

DRAFT

Preliminary Proposal for:

LOS OLIVOS WASTEWATER SYSTEM ENGINEERING SERVICES – 2023

Los Olivos, CA
September 6th, 2023
Rev 1.1

Prepared for:

Los Olivos Services District

Prepared by:

Regen AEC, PLLC
213 S 11th St
Boise, Id 83702
(541) 580-2980

REGEN

Table of Contents

Regen AEC

September 6th, 2023

Attn: Guy Savage

Los Olivos Services District
PO Box 345
Los Olivos, CA 93441

Re: ***Request for Proposal, Engineering Services, Wastewater Hybrid Collection System Design for Los Olivos, CA***

Dear Mr. Savage:

We are pleased to provide this proposal for preliminary design and analysis of the Los Olivos wastewater collection system alternatives as describe below. The professionals at Regen have represented public and private clients for more than two decades, and we would be privileged to provide our services to Los Olivos.

Regen is experienced in the evaluation of both wastewater collection and treatment alternatives with the knowledge necessary to evaluate all aspects of the financial sustainability performance objectives including working capital, debt coverage, equipment, and revenue sufficiency to meet operating needs, while working with communities or clients to ensure all avenues are explored.

The attached proposal outlines our preliminary qualifications and scope of work. Tristian Bounds will be the authorized representative responsible for negotiations and signing of any contract which may result from acceptance of this proposal.

Should you have any questions, please feel free to contact us. We look forward to working with you.

Sincerely,

Tristian Bounds, PE
Principal Engineer and Owner - Regen AEC

INTRODUCTION

We appreciate the opportunity to be considered for the *Los Olivos Sewer System Design Service*. Regen works directly with our clients to identify the project requirements and fundamentals, developing designs and solutions using the latest technologies and processes as proven from our experience, to maximize cost-effectiveness, and cradle-to-cradle sustainability.

Regen is committed to the protection and reuse of our water resources. The collection, treatment, and reuse of treated water has been a focus of our research and development for years. This project is an exciting opportunity for us as it is directly within our realm of expertise, is in a town we have previously worked with, and it could include innovative approaches to water resource management.

Services

The project will include engineering services as described in the tasks below. This effort will determine an alternative wastewater collection system approach including conceptual feasibility and costs. Regen proposes to develop a Basis of Design Report and preliminary collection system design with optional alternative routes for collection based on potential site locations and reuse opportunities.

With the knowledge accumulated over decades of research, design, and specification, Regen has worked to utilizes GIS information to estimate collection systems layouts, equipment, and accurately estimate the current costs for installation of selected collection equipment.

We will evaluate sewer configurations that will be a viable and sustainable solution for the collection and transport of Los Olivos wastewaters to a central location for treatment and meet all California and/or Federal requirements while considering the potential for advanced onsite systems outside of the district core and in less dense areas; address potential groundwater issues; and protect the local watershed area.

PROJECT SCOPE & APPROACH

The scope for the Los Olivos wastewater collection system design will include a Basis for Design, 30 Percent Hybrid Collection Design including GIS based mapping, Capital Expenditure Estimations, and Operations and Maintenance Expenditure Estimates, Utility Review & Recommendations, and Value Engineering Recommendations.

Scope of Work

Preliminary Analysis and Basis of Design (BOD)

Los Olivos Hybrid Collection System Design will consist of an evaluation of the current communication strategy; summary of existing systems; evaluation of alternatives and recommendations for sewer collection; and an evaluation of management requirements. The Basis of Design will include the following:

1. Evaluation of known factors from previous engineering work
2. Hydraulic and biologic load analysis
    a. Evaluation of previous engineering work
    b. Adjustments based on Effluent Process Tanks (effluent sewer design)
    c. Loading analysis per collection system zone as adopted by the LOCSD Board of Directors
3. Right Of Way, Easement, bridge and/or Property crossings evaluation
4. Conceptual collection system design configurations for District Evaluation and consideration
5. Regen will refine and work with District to finalize the BOD for the hybrid collection system

30 Percent Hybrid Wastewater Collection Design & Evaluation

The hybrid wastewater collection system design will focus on collection system layouts, hydraulic grade line analysis, capital and operational expenditures, detailed design drawings and specifications to allow for evaluation and comparison of alternatives for the full collection system within the boundaries of the unincorporated community of Los Olivos.

30 Percent Design GIS Mapping

Geographic Information System mapping will be provided identifying all pertinent boundaries, horizontal building footprints, and equipment placement. ESRI software will be utilized to provide as detailed information as available.

Regen will work with the District to utilize previous completed digital mapping to assist in the accurate placement of gravity sewer equipment where necessary. It is assumed that the following work has been completed and can be utilized in this design effort: AutoCAD base mapping can be provided with 1=20' scale and 1-foot contour intervals, storm drain locations and sizing, semi-permanent survey control points, and right-of-way mapping.

30 Percent Design Plans

We will develop 30 percent hybrid wastewater collection system design plans utilizing the BOD and previous data made available. The design will incorporate mapping provided through ESRI software and additional software developed for wastewater collection system design. Regen will incorporate the following into the design plans:

1. Best practice routing of low-pressure liquid only effluent sewer lines
2. Adaptation of previous gravity sewer design models
3. Hydraulic Models of effluent sewer

4. On lot general details of effluent sewer process tanks and connections to mainlines
5. Details of right-of-way line installation
6. Prepare a 30 percent preliminary hybrid wastewater collection system plan set in AutoCAD format. Plans are expected to include roughly 30 sheets of main sections and details.
7. The plans will include all recommended sizing of collection tanks, laterals, main lines, and auxiliary equipment.

30 Percent Design Capital, Operation & Maintenance Cost Estimating

Capital cost estimating will be organized via zones and based on a Class IV feasibility study estimate. Regen will work with the district to provide accurate cost estimating based on equipment and construction bids for the on-lot portion of the effluent sewer design as well as RS Means and local contractors estimating for main lines. We will utilize the estimates provide in the previous gravity sewer design for the adjusted gravity sewer estimating.

We will utilize references for estimating operations and maintenance costs as well as repair and replacement costs for both gravity and effluent sewer system. Operations and Maintenance costs will include estimated man hours as well as energy consumption. Repair and replacement costs will be based on estimated life expectancy of equipment and 30-year Net Present Value.

Utility Review & Recommendations

Regen will work with the District to utilize all data, utility research, and base mapping information provided by previous work. This is assumed to include: as-built drawings, County Road basemaps, USA Dig Alert as-bult data, utility basemap information, and additional project constraints or features that may impact the design of the hybrid collection system. An additional evaluation of proximity of drinking water lines to proposed hybrid collection solution wastewater lines will be conducted.

Value Engineering Recommendations

Value engineering of alternative collection system routing will consider costs for construction, operation and maintenance, and potential for reuse.

Regen intends to consider alternative collection system scenarios and evaluate the consequences for wastewater flows, collection, treatment, dispersal, and financing associated with various collection system layout and design.

Los Olivos has been considering groundwater nitrate concerns which will likely require a high level of treatment prior to wastewater from individual septic systems discharge of effluents. Due to these high costs and polluted aquifer, the community has been working towards a community-based solutions for many years. Regen plans to evaluate the impacts the hybrid collection system and how advanced onsite systems outside of the district core impact these groundwater issues; and protect the local watershed area. In addition to evaluating the impact to groundwater we will include preliminary cost estimates for various advanced onsite systems and compare those costs to that of extending the effluent sewer to these zones.

Approach

Preliminary Analysis and BOD (Days 1-90)

Kick-off meetings (both virtual and in person) will establish a common focus, identify, and understand major constraints, confirm the overall project scope, establish communication plan, agree on major reference data, establish priority list, and confirm overall schedule. The kick-off

meetings, detailed team briefings, and site visit will involve the core team and others as required and approved.

The main activities planned for this stage are:

1. Develop the Basis of Design.
2. Complete engineering preliminary design (15%) and system layouts in sufficient detail for rough estimating purposes.
3. Prepare a Project rubric document suitable to evaluate pros and cons of various alternative routes and system configurations. Rubric general basis will be approved by the review group prior to acceptance.
4. Undertake technical audits throughout the design process.

30 Percent Hybrid Collection System Design & Evaluation (Days 90-120)

This Stage is a production exercise, in which the preliminary design of the collection system is finalized through the design, specification, and technical documentation.

The main activities planned for this Stage are:

1. Complete hybrid wastewater collection system engineering preliminary design (30%) and system layouts in sufficient detail for estimating purposes and prepare materials takeoffs in all zones.
2. Prepare technical documentation and issue enquiries for all major equipment for the purposes of developing the capital, operating cost, and repair and replacement frequency and cost estimates.
3. Commence capital, operating cost, and repair and replacement estimates.
4. Finalize a Project rubric document suitable to evaluate pros and cons of various alternative routes and system configurations.
5. Review existing utilities and conflicts that will require resolution with hybrid collection system.
6. Value engineering recommendation, in which the general treatment needs are evaluated based on the collection system rubric and recommendations are provided to assist in future planning for siting and treatment needs.
7. Evaluate the benefits of combining sewer installation with fiber optic services installation and benefits to the community with combined efforts.
8. Undertake technical audits throughout the design process.

Project Schedule

Time of Performance from Contract Signing

Estimated timeframe for phased engineering work

1.	Kick-off Meeting & BOD Evaluation Period	60 days
2.	Preliminary Configuration & Rubric Creation (15%) Design:	90 Days
3.	Draft Design (30%):	90 Days
4.	Technical Documentation & Cost Estimating (30%):	120 Days
5.	Rubric & Value Engineering Evaluation:	120 Day

FIRM CAPABILITIES & EXPERIENCE

This Regen led team are consulting firms dedicated to helping small communities integrate sustainable wastewater infrastructure into their neighborhoods. Our people have the passion, the drive, and the creativity to produce high quality work effectively and efficiently. We deliver highly technical water and wastewater planning, design, and construction management services for public and private clients across the West Coast.

For the *Los Olivos collection system design*, the teams of Regen AEC will develop accurate evaluations of collection systems alternatives for each site within the community. Regens teams experience is unique to wastewater consulting, from collection to dispersal or reuse. The team brings over 100 years of experience delivering sustainable wastewater projects to small communities around the world. The skills acquired during this time were gained by performing facility planning, feasibility evaluations, full designs, and design reviews of proposed wastewater systems from many of the best engineering firms in the world. These designs include evaluation of the four different types of wastewater collection, and a myriad of different wastewater treatment processes that ranged from simple facultative lagoons to complex Membrane Bio Reactors. Designs have included wastewater collection layout, and sizing, along with treatment facility configuration and sizing, and dispersal or reuse systems to meet varied discharge requirements from around the world. Through the years, the Regen team has witnessed the absolute best designs as well as some of the worst – we have seen it all, learned from the best, and utilized that experience in all our design services.

Each team member is experienced in both presentation and community outreach and can present relevant information in a concise and easily understood way. These skills have been honed through presenting at major conferences around the world, presenting in public hearings, and engaging in local meetings.

Project Team

Project Principal

Principal, Regen AEC, LLC – Tristian Bounds, P.E.
Tristian is the owner and principal of Regen AEC, PLLC, the premier decentralized wastewater design firm in Boise, Idaho. He has over 20 years of experience in the wastewater engineering and reuse fields and provides design services to scores of districts, developers, and clients. Having been responsible for facility planning, engineering design, construction oversight, operations and maintenance and system troubleshooting on systems throughout the North America, the Middle East, Central & South Americas, the Caribbean and Pacific Islands. His expertise is in equipment analysis, specification, and design, with many years of experience designing and installing systems in difficult situations such as extreme climates, high groundwater, or nutrient sensitive water bodies, and overseas.

After moving to Boise Idaho in 2017 Tristian partnered with local architects and engineers to develop Regen AEC. Together, the Regen team has specialized in planning, permitting, design and specification, and construction oversight of projects in various parts of the world.

Key Role: Tristian will act as Project Manager for the project and will be the main contact for the project. Tristian will be heavily involved in all aspects of the study, including working directly with community members, managers, key staff, and consultants to ensure the best result possible.

Key Engineer

Design Engineer, Contracted under Regen AEC – Terry Bounds, PE
Terry has over 50 years in the wastewater industry, many of which have been focused on helping to guide small communities secure sustainable wastewater solutions. Terry spent fourteen years as a special studies engineer for the Douglas County, Oregon, Public Works Department. During that time, he worked on a wide variety of engineering projects, most notably the pioneering 2,300-unit effluent sewer (STEP/STEG) system in Glide, Oregon. He did much of the research that led to the decision to use STEP/STEG technology at Glide, and then designed the community's collection and treatment system. Terry currently oversees all operations and management of the Glide Sewer System.

In the early 1980's, Terry became an owner of Orenco Systems Inc., a Roseburg, Oregon, company created to design and manufacture carefully engineered equipment for onsite treatment systems and decentralized effluent collection systems. Terry is arguably the single most well-versed engineer in the world with respect to effluent sewer design.

Key Role: Terry will act as Civil Engineer of Record for the project and will assist Tristian in the development of design drawings, specifications, and technical documents.

Key Partner

President, Digital Infrastructure – Bill Cagle
Principal and senior level project manager with over 30 years of experience in municipal projects. Bill is well acquainted with the special needs of municipalities. He specializes in water and wastewater implementation and strategy, plan reviews, collection system software development, and public and private wastewater system funding. Bill has extensive experience working for municipalities as a consultant and working as a public employee.

Key Role: Bill will aid with the use of GIS software for development of best path analysis for collection system alternatives as well as assist Tristian in the development of value engineering rubric and recommendations.

Key Partner

GIS Specialist & Designer, Digital Infrastructure – Chris Jordan
Senior level special projects manager with over 35 years of experience in GIS and design of wastewater system. Chris has extensive experience in design and drafting of wastewater collection, treatment, and dispersal systems.

Key Role: Chris will aid with the use of GIS software for development of best path analysis for collection system alternatives as well as assist Terry & Tristian in the development of design drawings and specifications.

ENGINEERING COMPENSATION

The client will compensate engineer for the work specified above. Costs shall constitute complete compensation for all direct labor, payroll burden, general and administrative overhead, profit, travel, equipment, and materials necessary to complete the tasks as set forth in the Scope of Work. Fees associated with application and permitting are not included.

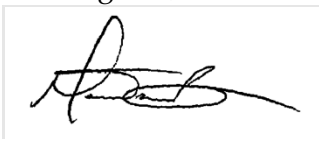
Compensation for initial Scope of Work not to exceed:

1. Preliminary Sewer Analysis and Development of BOD:	$30,000
2. 30 Percent Analysis & Design:	$40,000

Our proposed compensation is a fixed price contract sum of Seventy Thousand dollars ($70,000).

Our fees do not include permitting costs or industry standard reimbursable costs such as project printing, renderings requested by the owner, travel above maximum proposed trips, and requested changes to the project scope once the design and documentation have been accepted. For those items that are determined to be reimbursable, we will invoice them at 1.10 times the amount from the vendor.

Best Regards,



Tristian Bounds, PE
Regen AEC
tristianb@regenaec.com

APPENDIX A (RESUMES)

NATHAN TRISTIAN BOUNDS, P.E.

REGEN AEC, PLLC | (541) - 580 - 2980 | tristianb@regenaec.com

QUALIFICATIONS

Accomplished civil engineer with significant experience in water and wastewater collection and treatment. Background includes developing new treatment process and equipment, as well as designing state-of-the-art treatment facilities. Developed engineering work experience in a high-tech manufacturing environment. Skilled in staff supervision, collection and treatment systems design, system troubleshooting, technical evaluation, and construction oversight. Experience with customer service, technical sales, international development, and interpersonal social skills.

LICENSE

Professional Engineering License (P.E.)

- State of Oregon, U.S.A. #74747 (December, 2007)
- State of Washington, U.S.A. #47965 (March, 2011)
- State of Utah, U.S.A. #10094202-2202 (September, 2016)
- State of Idaho, U.S.A. #P-18483 (February, 2019)
- State of Texas, U.S.A. #141071 (February, 2021)
- State of Arizona, U.S.A. #78692 (June, 2023)
- State of New Mexico, U.S.A. (August, 2023)

EXPERIENCE RECORD

Principal & Founder

1-1-2019 to Present | Regen AEC, PLLC.| 213 S 11th St., Boise, ID 83702

Character of Work:

- High Performance environmental engineering, wastewater collection and treatment systems design, nitrogen reduction facilities, facility planning; project cost estimating, sustainable wastewater infrastructure specifications, grey water treatment and reuse, blackwater reuse, underground vessel design, and other engineering-related functions including civil engineering, structural engineering, microbiology, etc.

Tasks:

- Complete engineering design, specification, and inspection.
- Specializing in sustainable systems design including alternative materials, energy sources, and water reuse.
- Construction Management.
- Develop facility plans.
- Specializing in difficult wastewater collection system analysis.
- Provide construction oversight and facilitate commissioning of systems as well as operation and maintenance assistance and process troubleshooting.

Research and Development Engineer

1-5-2000 to Present | Orenco System Inc.| 814 Airway Avenue, Sutherlin, OR 97479.

Character of Work:

- Special studies, Water Reuse process and product design, Nitrogen Process and product design, Product Development.

Tasks:

- Manage Process Research and Development Projects.
- Develop new processes for wastewater treatment.
- Develop new equipment for wastewater treatment, wastewater collection, water treatment, and storm water treatment.

APPENDIX B (INSURANCE)

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/06/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Alex Hunt Insurance, LLC 195 North 200 East Logan, UT 84321	CONTACT NAME: Alex Hunt PHONE (A/C, No, Ext): 435-753-1573 FAX (A/C, No): 435-752-0737 E-MAIL ADDRESS: alex.hunt@american-national.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: American National Property & Casualty	28401
INSURED REGEN PLLC 220 N 10TH STREET BOISE, ID 83702	INSURER B: Hartford Casualty Insurance Company	
	INSURER C: HISCOX PRO - Insurance Intermediaries, Inc	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X	X	1101E0031	03/18/2021	03/18/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ $ $ 1,000,000 $ 1,000,000 $ 1,000,000 $
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY X SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY		X	1101C0220	03/18/2021	03/18/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $		X	1101X0592	03/18/2021	03/18/2022	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 2,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N / A	X	45 WEC ADSMGR	06/26/2020	06/26/2021	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	HISCOX PRO Professional Liability			ANE4754807.21	03/25/2021	03/25/2022	Aggregate Limit Each Claim Limit	1,000,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Owner; Equity LifeStyle Properties, Inc.; Realty Systems, Inc.; their respective subsidiaries, affiliates, shareholders, beneficiaries, partners, nominees, agents, associated entities and trusts; and the respective officers and directors of each to be listed as Additional Insured for both ongoing and completed operations, with respect to Commercial General Liability.

Coverages evidenced above are Primary and Noncontributory. No business use exclusion applies for the Automobile policy.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

APPENDIX C (REFERENCES)

References			
Project Manager	Client	Contact	Project Description
Tristian Bounds	Ten Mile Creek	Chris Finley (208) 867-3884 chris@chrisboise.com	In 2020 Regen began working on a master plan facility plan for the Spring Rock Development for Ten Mile Creek. The development includes 2,000 homes, commercial facilities, and schools
Tristian Bounds	Epic Development	Jarron Langston (208) 724-6239 jarronlangston@gmail.com	In 2021 Regen began working on a multiple water reuse collection, treatment, and irrigation designs for Epic. The work includes permitting through Idaho DEQ, including technical reports, preliminary engineering reports, and plan and specification submittals
Tristian Bounds	Ferber Resorts	Stewart Ferber. (818) 919-9524 ferberresorts@yahoo.com	In 2017 Regen began working on a Marriott Hotel wastewater solution including collection, treatment and dispersal permitted through Utah Water Quality. In 2020 Regen expanded the facility capacity to include collection, treatment, and dispersal for an additional 160 RV spaces and facilities.

APPENDIX D (DRAFT FEE SCHEDULE)

Compensation

If awarded the contract the estimated compensate schedule per phase of project development and for the work specified above will be discussed in detail, but is typically set at 10% of construction costs. Costs shall constitute complete compensation for all direct labor, payroll burden, general and administrative overhead, profit, travel, equipment, and materials necessary to complete the tasks as set forth in the Scope of Work. Fees associated with application and permitting are not included.

2023 Pay Rate Schedule

Professional Classification	Travel Time Hourly Rate	Hourly Rate
Architect/Designer	$125.00	$175.00
Professional Engineer	$125.00	$250.00
Engineering Review	$125.00	$200.00
Intern	$70.00	$100.00
Drafting	$70.00	$100.00
Construction Manager	$95.00	$120.00
Administrative/Clerical Support	$35.00	$75.00
Reimbursable Expenses	1.1 x cost	1.1 x cost