



Town Council
Tuesday, July 9, 2024
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

*This agenda and the meetings can be viewed at www.Townofeagle.org.
Times listed are approximate and are subject to change.*

TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION *This will be an in-person meeting using Teams. Please note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions to the meeting attendees. When it's your turn to speak, you will have three (3) minutes for public comment. PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to Jenny Rakow, Town Clerk, and will be included as part of the record. For technical difficulties, please email jenny.rakow@townofeagle.org and we will do our best to assist you.*

1. **Microsoft Teams meeting**

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 236 651 740 956

Passcode: Bu3EG2

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 469-770-0416,,711750520#](#) United States, Dallas

Phone Conference ID: 711 750 520#

CALL TO ORDER - 6:00 PM

ROLL CALL

ADOPTION OF AGENDA *Opportunity for amendment or deletions to the agenda.*

PUBLIC COMMENT - 6:05 PM *Citizen public comment offers an opportunity for citizens to express opinions or ask questions regarding town services, policies, or other matters of community concern, and any items that are not on the agenda. Please attempt to keep comments to three (3) minutes; time limits are established to provide efficiency in the conduct of the meeting and to allow equal opportunity for everyone wishing to speak. When appropriate, any questions by the public during public comment will be followed up on by the Town Manager and Town staff. Those who are speaking are requested to state their name and address for the record.*

PRESENTATIONS - 6:10 PM *Prescheduled presentations from the public are limited to 5 minutes. Invited presentations are limited to 10 minutes. Prior arrangements for presentations are made with the Town Clerk.*

1. Eagle County Housing: Real Estate Transfer Assessment Fees
2. Eagle Chamber of Commerce Request for Funding, Michelle Morgan

CONSENT AGENDA - 6:30 PM *Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council*

deliberation.

1. Minutes - June 25, 2024
2. Bill Pay - June 2024
3. Resolution 44, Series 2024 "A Resolution of The Town Council of the Town of Eagle, Colorado Approving a Public Improvements Agreement Haymeadow Parcel A, Parcel B And Parcel C"

STAFF REPORTS - 6:35 PM *The Town Manager and department staff prepare and provide internal updates to the council.*

1. Town Manager Update
2. Department Update for June Activities

BUSINESS ITEMS - 6:40 PM *Items and / or Public Hearings are listed under Business may be old or new and may require review or action by the council.*

1. Town of Eagle Broadband Enterprise Fund Proposal
2. Partnership with Adam Palmer Sustainability Fund
3. Eagle Pool Replacement Project - Guaranteed Maximum Price Amendment

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS - 7:00 PM *Council will use this time to propose future agenda items, provide updates on Council Committees, and address general discussion items.*

EXECUTIVE SESSION - 7:05 PM

1. To hold a conference with the Town Attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), regarding Helen Jane Tully v. Terrace Homeowners Association B, Inc. v. Town of Eagle, Case #2023CV30104.
2. And further move to adjourn the regular meeting at the conclusion of the executive session.

ADJOURN - 7:20 PM

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.



Jenny Rakow, CMC
Town Clerk

PUBLIC WIFI – Eagle Guest



Town of Eagle Local Employee Residency Program

or commonly known as
“LERP”.

The goal of LERP is to house local Town of Eagle residents and employees with the goal of home ownership that is affordable to those who live and/or work in the town.





LERP

History and Inventory

As of July 2024, the LERP inventory consists of 106 units within the Town of Eagle. The program has existed for decades.

Most, if not all, of these units are provided through Inclusionary Housing, regulated through the Town's land use process. Currently, the Town does not provide funding or subsidies for LERP units.

These units are price capped deed restricted with a 0-3% appreciate cap each year based on the CPI Index.

For more details on the Requirements, Guidelines and the deed restriction, visit: www.townofeagle.org/LERP.





LERP Resale

LERP example maximum resale calculation:

Today's Date	7/2/24				
Purchase Date	5/12/2020				
Year	Base Price	%Increase in CPI	Appreciation	Months pe	Adjusted Price
2020	\$417,800	2.0%	\$5,571	8	\$423,371
2021	\$417,800	3.0%	\$12,534	12	\$435,905
2022	\$417,800	3.0%	\$12,534	12	\$448,439
2023	\$417,800	3.0%	\$12,534	12	\$460,973
2024	\$417,800	3.0%	\$6,267	6	\$467,240
Total			\$49,440		\$467,240
2% to Defray	\$ 9,345				
Adjusted Sales	\$ 476,584				

HousingEagleCounty.com



The Valley Home Store

The Valley Home Store (TVHS) helps administer Eagle's LERP in partnership with the Town and its Community Development Department.

Meghan Scallen with TVHS team serves as the lead on LERP.

Units in the LERP pool rarely turnover, with an average of one sale per year.

TVHS transacts 30-40 deed restricted resales each year. The data we are providing today is a summary of this local buyer information -

- Estimated turnover of deed restricted units is 10 years as compared to 7 years statewide.
- Average TVHS Buyer brings 3 - 10 % cash at closing (excluding down payment assistance).
- Closing costs \$5,000 - \$7,500 depending on loan product.
- The majority of buyers are first time home buyers.





RETA impacts for the Town

The Real Estate Transfer Assessment (RETA) for units in Haymeadow is 2% with 0.6% going to the Town of Eagle and 1.4% to the Metro District/HOA.

18 Haymeadow LERP units with price capped (PC) deed restriction.

- An average purchase price of \$400,000, per unit.
 - RETA at 2% = \$8,000, per unit
 - \$2,400 to the Town, per unit
 - \$5,600 to Haymeadow HOA, per unit

Estimated one Haymeadow LERP PC unit listed every 4 years.

- Over a 20-year period = 5 transactions or \$2,400 - \$3,600.
- Total of \$12,000 - \$15,600 in revenue over 20 years for the Haymeadow LERP PC units.





RETAs in Eagle County

examples

Eagle Ranch RETA 1%

- Waived in full for price capped deed restricted ERHC units.

Town of Avon RETT 2%

- Waived in full for Community Housing deed restricted units.

Town of Vail RETT 1%

- Waived for “certain housing projects”.

Town of Gypsum 1%

- No exemptions.





RETA and LERP

Recommendations

TVHS recommends focusing on continued affordability within the Town's LERP inventory:

- LERP's long term affordability is most important!!! TVHS recommends exempting RETA on price capped LERP units.
- In all types of markets, maintain a wide pool of buyers and continued preservation of the deed restricted inventory. Avoid creating a product within the LERP that requires buyers to bring more cash to closing, which may exclude many buyers.
- Specific to Haymeadow, TVHS recommends an exemption on the Town's 0.6% portion, which will be applied to the price capped deed restricted LERP units.





Town of Eagle

Local Employee Residency Program

Questions?

Meghan Scallen, meghan@valleyhomestore.org 970-328-8778

Kim Bell Williams, kim.williams@eaglecounty.com 970-328-8773

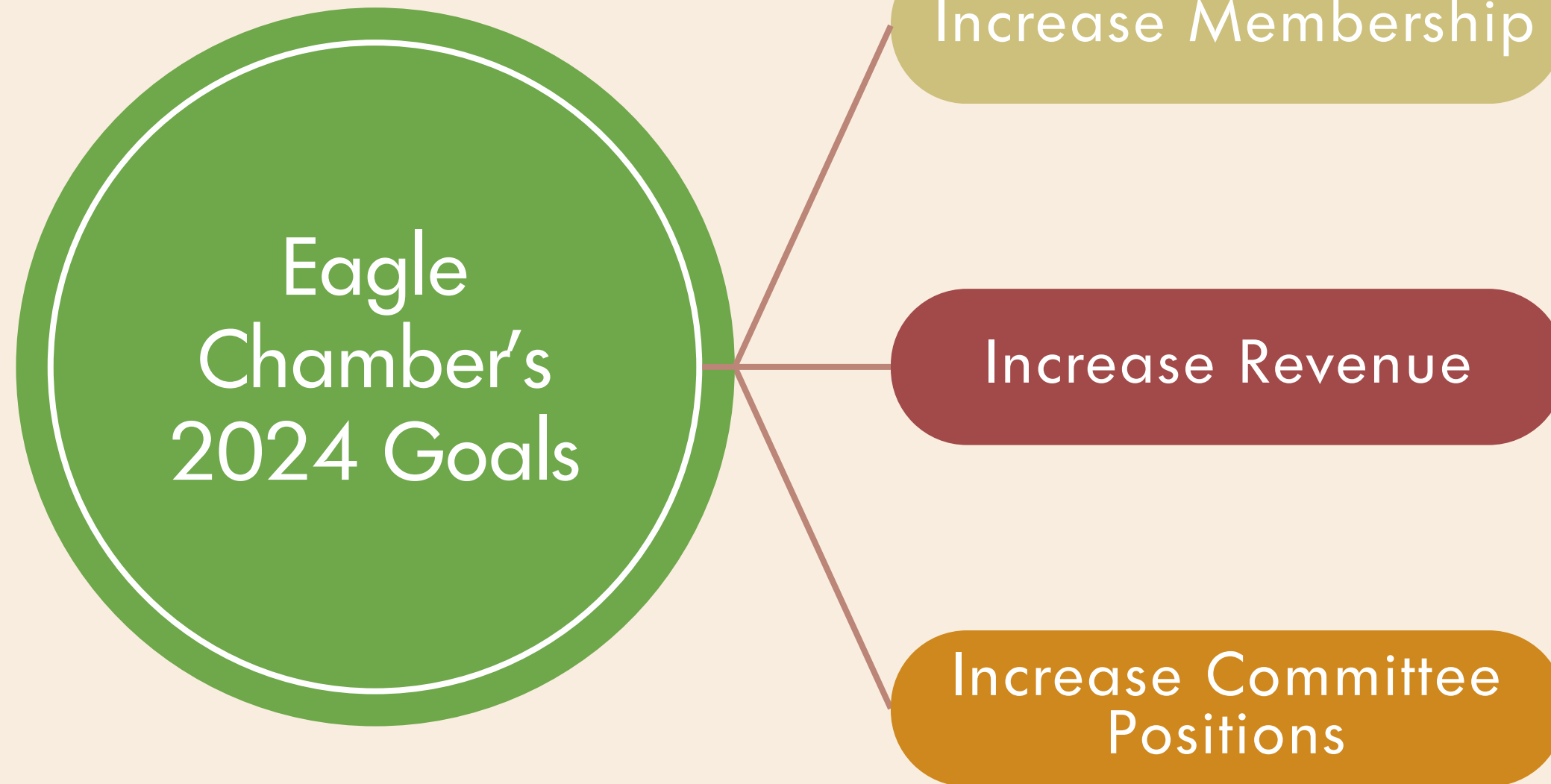


MISSION

The Eagle Chamber of Commerce promotes economic vitality and quality community in the Eagle, Colorado area

VISION

The Eagle Chamber of Commerce aspires to be a driving force in commerce development and community connections in the Eagle, Colorado area



- Evaluate & Meet Current & Prospective Member needs
- Eagle Ranch Membership Drive
- Develop Chamber Homebuilders Association
- Membership Development
- Seek Grant Funding
- Increase Non-Dues Revenue
- Increase Board of Directors from 7 to 9 Positions for More Eagle Economic District Representation
- Create Economic Vitality Committee to Increase Business Advocacy

How the Eagle Chamber Serves Eagle's Business Community

Promotion

- Eagle Chamber website, eblast, Social Media
- Neighbor to Neighbor Program
- Leads Group
- Ambassador Program
- Annual Member Awards
- Networking
- Sponsorship Opportunities
- Community Map

Events

- After Hours Mixers
- Ribbon-Cuttings
- Screaming Eagle Golf Tournament
- Biztoberfest

Economic

- Business Tools & Resources
- Education
- Advocacy
- Workforce Initiatives (Computer Literacy Program)
- Scholarship Awards

How the Eagle
Chamber Serves
Eagle's Business
Community
Through Chamber
Committees

Ambassador Committee

- Member Retention Strategies
- Member Development Efforts
- Event Welcoming Committee

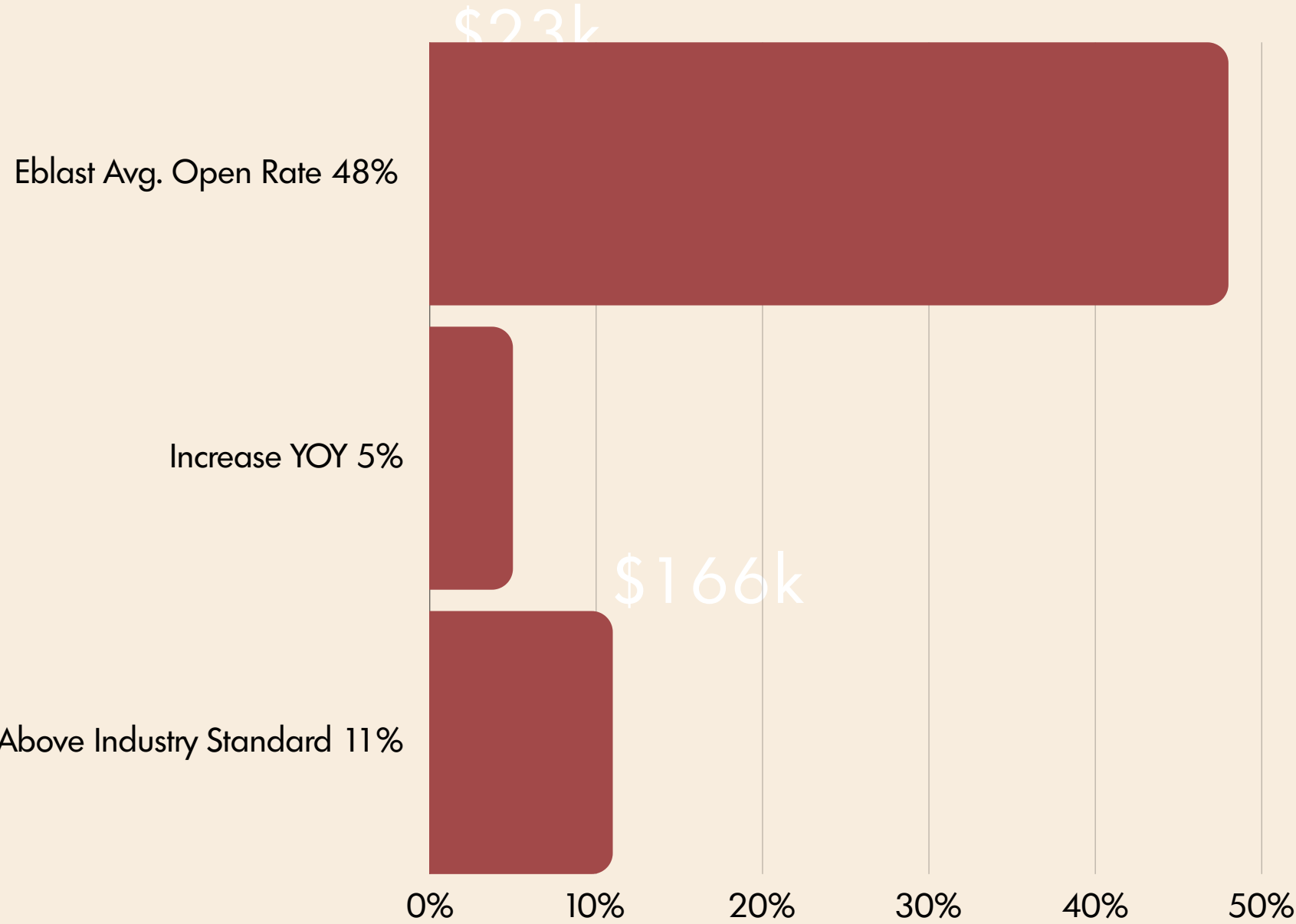
Events Committee

- Event Development and Production
- Maximizes Chamber Fundraising Potential
- Enhances Community Engagement

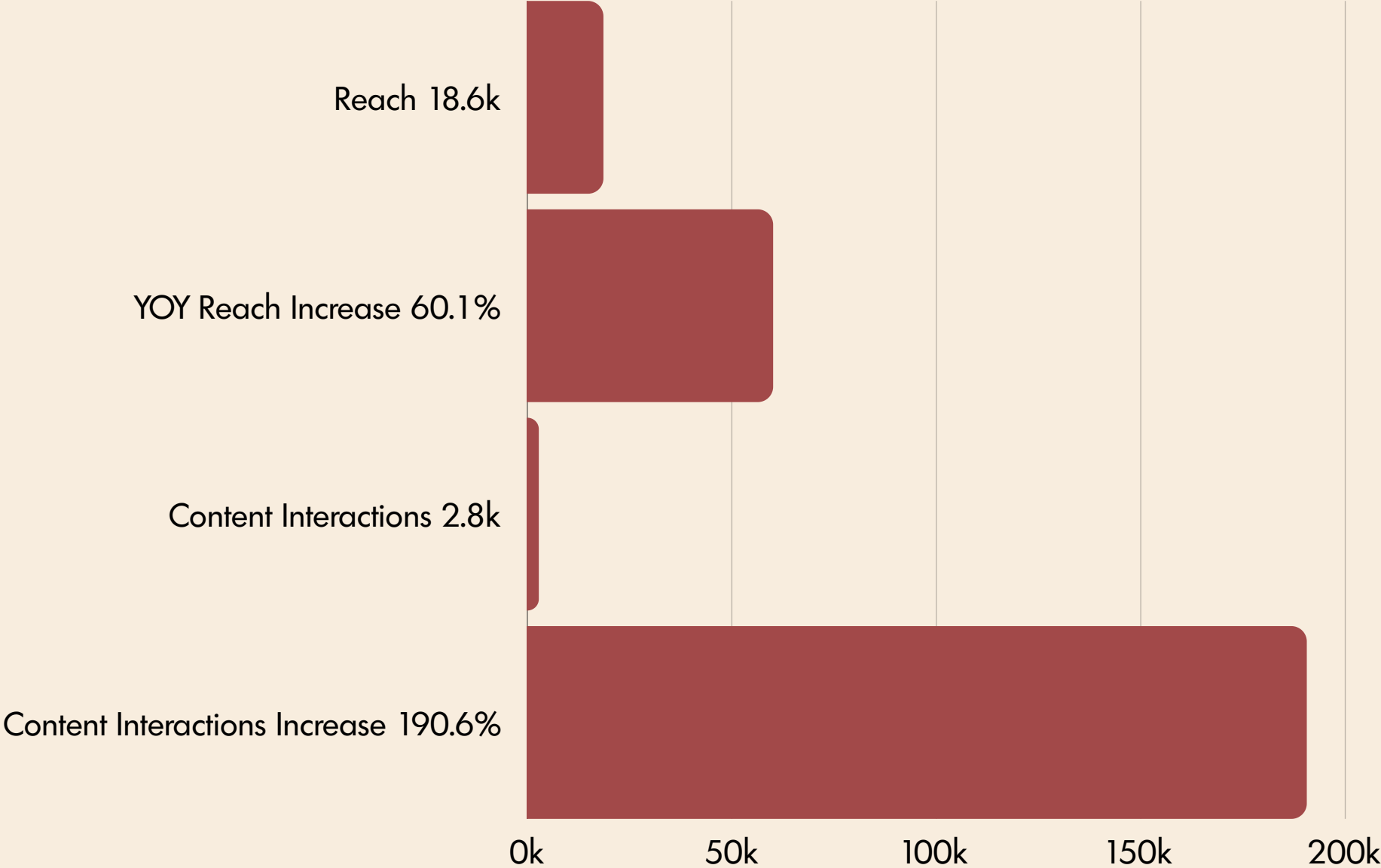
Economic Vitality
Committee

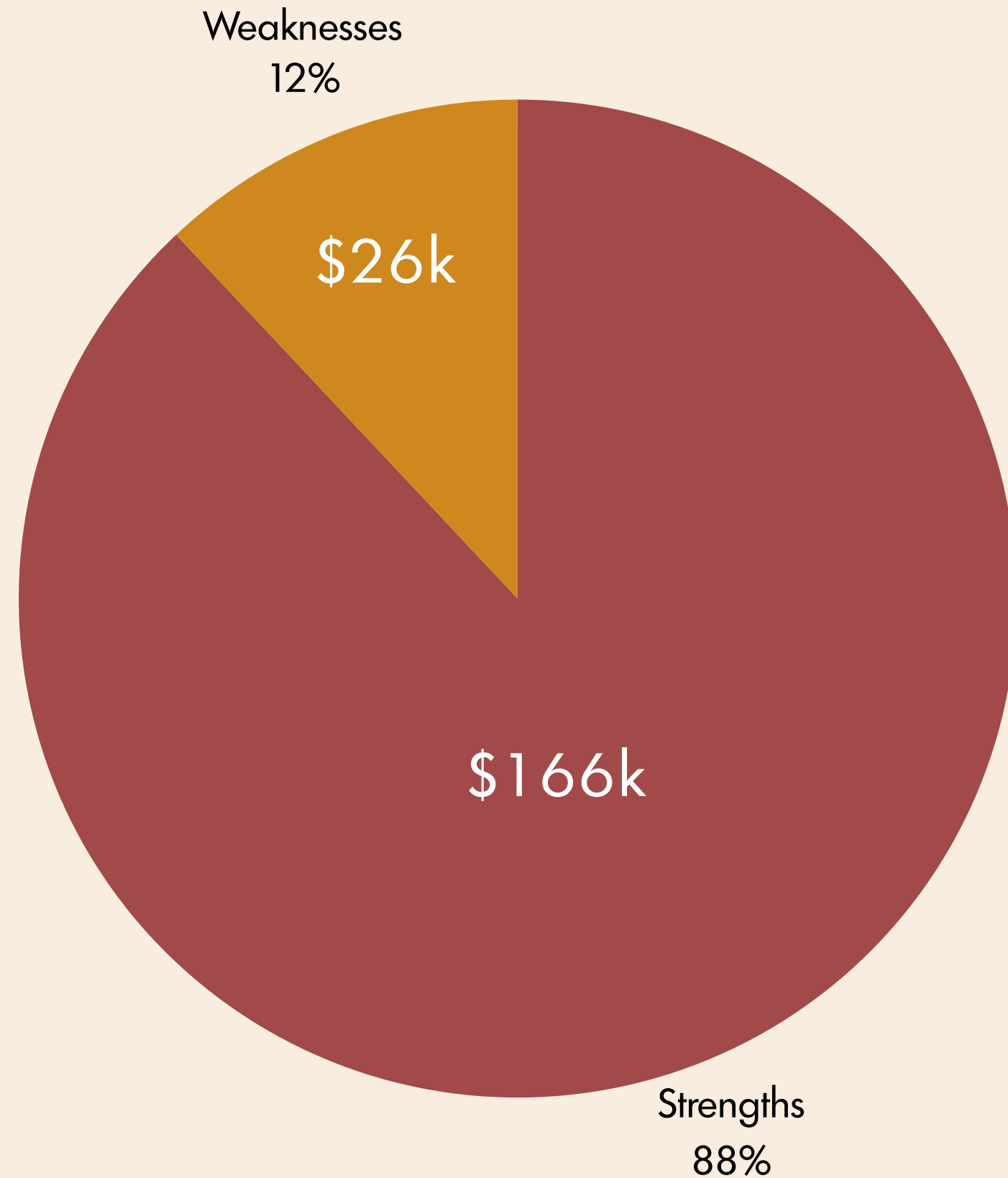
- Economic Development in Collaboration with the Town of Eagle
- Business Advocacy Generator
- Small Business Expert Business Tools, Resources and Education

Eblast Open Rates



Facebook Reach & Interactions





Strengths

- Operational Proficiency
- Marketing Competency
- Member Engagement Aptitude
- Chamber Committee Contributions

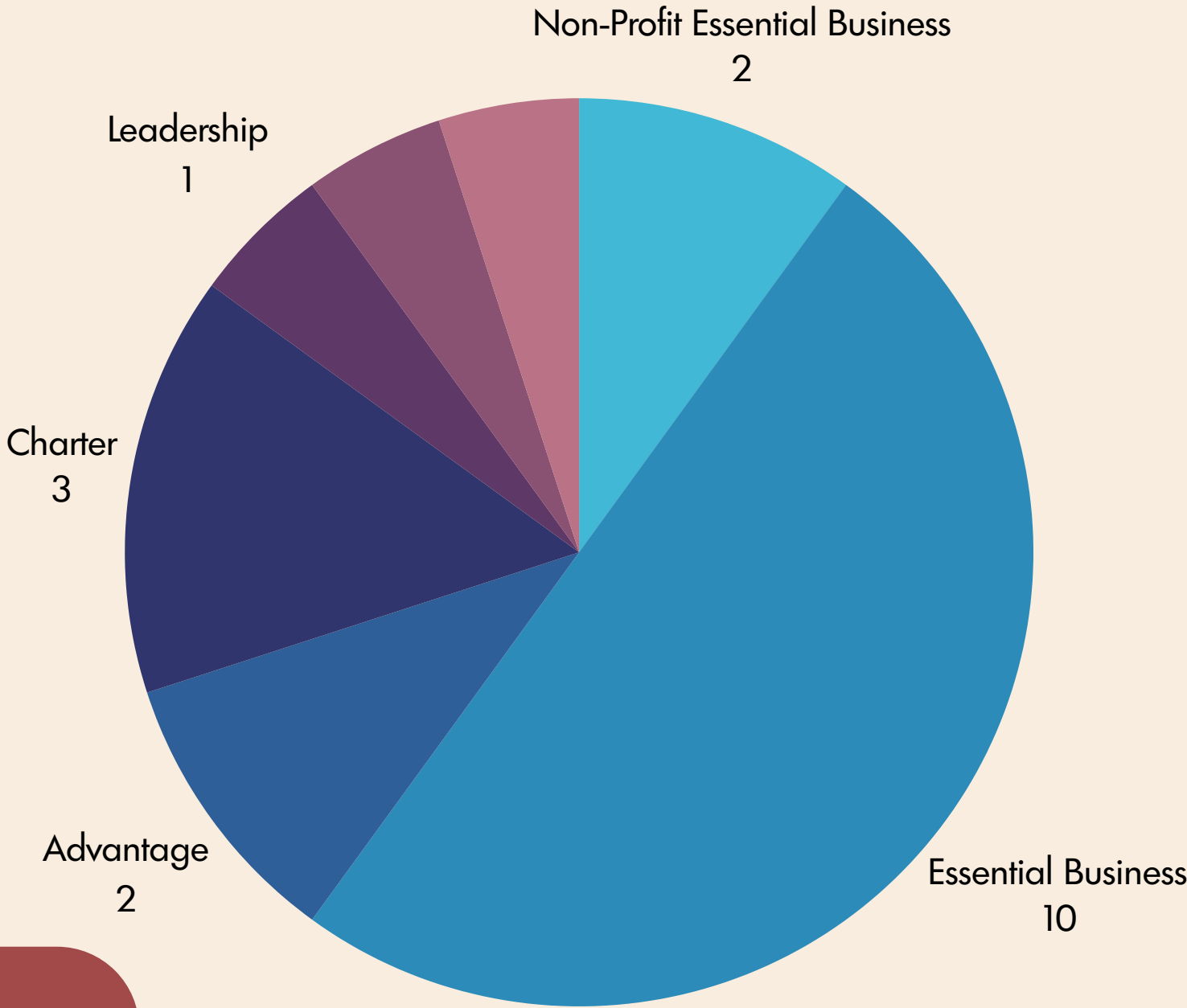
Weakness

- Staff Budget Vulnerabilities

Proposed Membership Increase
by hiring an additional staff member

Hiring a PT
Staff Member
will Help the
Chamber Meet
Goals

Seeking \$26k to hire a Staff Member
20 Hours Per Week
To Increase Membership for the Chamber's
Membership Development Goals



Membership Type	# New Members	Total dues Revenue
Non-Profit Business	2	\$500
Essential Business	10	\$3,000
Advantage	2	\$900
Charter	3	\$2,475
Leadership	1	\$1,400
Executive	1	\$2,500
Innovator	1	\$5,000
Totals	20	\$15,775

\$23k

\$166k

Thank you for your
support of the Eagle
Chamber of Commerce



MEETING MINUTES
Town Council
Tuesday, June 25, 2024
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

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TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION *This was an in-person meeting using Teams.*

CALL TO ORDER - 6:00 PM

Mayor Turnipseed called the meeting to order at 6:00 p.m.

ROLL CALL

COUNCIL MEMBERS PRESENT

Mikel Kerst, Scott Turnipseed, Ellen Bodenheimier,
Geoffrey Grimmer, Nick Sunday, Jamie Woodworth
Foral, Bryan Woods

COUNCIL MEMBERS ABSENT

None

STAFF PRESENT

Larry Pardee, Town Manager
Melissa Daruna, Assistant Town Manager
Matt Mire, Town Attorney
Jenny Rakow, Town Clerk
Jill Kane, Finance Director/Treasurer
Tom Gosiorowski, Public Works Director
Peyton Heitzman, Community Development Director
Lynette Horan, Human Resources Manager
Jessica Lake, Planner
Sydney Dynek, Planner
Jamie Wilson, Communications & Marketing Specialist
Kira Koppel, Sustainability Specialist
Brian Lieberman, Open Space & Trails Manager
Ryan Goebel, IT Analyst
Kevin Aoki, Information Technology Manager
Brian Lieberman, Open Space Manager
Luke Causey, Lieutenant
Nikki Davis, Economic Development & Housing Specialist

ADOPTION OF AGENDA

There were no changes to the agenda.

MOTION: Council Member Nick Sunday motioned to adopt the agenda as presented. The motion was seconded and Passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenheimier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

PUBLIC COMMENT

Mahdi Qrunfuleh, 116 Blue Grouse. Requested town assistance on ADU lot square footage limitations in the Terrace PUD requirements.

CONSENT AGENDA

MOTION: Council Member Bryan Woods motioned to approve the consent agenda. The motion was seconded and Passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

1. Minutes - June 11, 2024
2. Resolution 08, Series 2024, A Resolution of the Town Council of the Town of Eagle, Colorado Approving an Ownership and Maintenance Agreement for the Haymeadow Property
3. Resolution 35, Series 2024, A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Final Plat for 7 Hermit Condominiums Filing 1
4. Resolution 42, Series 2024 "A Resolution of the Town Council of the Town of Eagle, Colorado Approving the Eagle Ranch Locals Housing Program Restrictive Covenant for the Real Property Located at 530 Founders Avenue, B202"
5. Mayor Letter of Support for Police Department to apply to become an "ABLE Agency"

STAFF REPORTS

1. Town Manager Update
Ruthanne Goff introduced herself as the new town attorney. Matt Mire was presented with a gift on behalf of the town council and thanked for his service.

BUSINESS ITEMS

1. PUBLIC HEARING: File SUP 24-01 Sweet Leaf Pioneer Special Use Permit
Sydney Dynek, Planner stated that staff needs additional time to present this item and will reschedule for an upcoming meeting.
2. PUBLIC HEARING: File LLA24-01: Haymeadow Filing 1 Final Plat, Fourth Amendment
Jessica Lake, Planner presented this item and reviewed the amendments.

Mayor Turnipseed opened public comment. There was no public comment.
- a. Ordinance 07, Series 2024, An Ordinance of the Town Council of the Town of Eagle, Colorado Approving an Amended Final Plat, Known as Haymeadow Filing 1, Fourth Amendment
MOTION: Council Member Geoffrey Grimmer motioned to approve Ordinance 07, Series 2024, An Ordinance of the Town Council of the Town of Eagle, Colorado Approving an Amended Final Plat, Known as Haymeadow Filing 1, Fourth Amendment. The motion was seconded and Passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.
3. Resolution 43, Series 2024 "A Resolution of the Town Council of the Town of Eagle, Colorado Appointing Members to the Town of Eagle Economic Vitality Committee"
Nikki Davis, Economic Development Coordinator presented this item.

Council comments: Nick Sunday, as the council representative on the Economic Vitality Committee, stated the EVC discussed the applicants and unanimously nominated the individuals recommended in the staff memo.

MOTION: Council Member Jamie Woodworth Foral motioned to approve Resolution 43, Series 2024 “A Resolution of the Town Council of the Town of Eagle, Colorado Appointing Kim Goodrich, Kim Fritzler, Matt Felser, Kelly Herzog and Joel Wallen to the Town of Eagle Economic Vitality Committee”. The motion was seconded and Passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

4. Town of Eagle Dog Park Discussion and Direction

Tom Gosiorowski, Public Works Director, and Brian Lieberman, Open Space Manager presented this item.

Staff provided information on the 2024 budget for the dog park that has \$45K available with the intention of gaining matching contributions for the project. Some of the entities are not interested in contributions without a plan for the improvements. Staff is requesting to use the funds for obtaining design concepts and costs.

Council comments: discussion on fencing to reduce wildlife conflict, partnering with Eagle Ranch HOA and Eagle Ranch Wildlife Committee. The council desires to use a landscape architect and designer to ensure it is wildlife-friendly. Also requested a cost ceiling to obtain design options for the council and partner agencies to consider.

Public comment: Kate Sheldon 2809 E Haystack Drive. Reviewed the founding documents for the Eagle Ranch Wildlife Committee which did not direct a dog park or off-leash dogs in the wildlife area. Stated that elk mitigation protection has not been followed. Requested the council put the money toward an enforcement officer as was reflected in the community survey.

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS

Council Member Nick Sunday updated on the following:

- Economic Vitality Committee: The Economic Vitality Committee, led by Mick, is moving forward with initiatives such as the digital dashboard for sales tax info and the second economic summit, aiming to enhance business development in Eagle.
 - Digital Dashboard: The Economic Vitality Committee is set to launch a digital dashboard on the town website, providing accessible sales tax information and mobility data for Eagle. This initiative aims to offer valuable insights for businesses and the community.
 - Economic Summit: The second economic summit is being organized to gather business leaders from Eagle to discuss various aspects of business development, including challenges, successes, and potential growth opportunities within the town.
- EVTA Rebranding: The Eagle Valley Transportation Authority (EVTA) is undergoing a rebranding process, including a new logo and color scheme, to better reflect its services and community engagement.

Council Member Jamie Woodworth Foral stated MEAC has upcoming events including Flight Days and Showdowntown this week. Thanked Molly for being very helpful at problem-solving with vendors.

Council Member Bryan Woods stated the DDA is discussing business development incentives, is continuing to focus on a merger with DBA, and having discussions on using town staff as the Executive Director.

Council Member Grimmer – congratulated Eagle County on the Eagle Villas property preservation. Presented Tom Gosiorowski with the EVLOVE award for getting two electric vehicles in their fleet. Stated that third graders had asked him about the ground squirrels in Eagle. Thanked Pat Tvarkunas for retrieving 81 frisbee discs out of the river and

thanked Molly for assisting with the Pride event.

Council and staff discussion summary for **Ground Squirrels Concern**: Tom Gosiorowski and Brian Lieberman addressed concerns about the proliferation of ground squirrels in Eagle, indicating ongoing efforts to control the population and the potential for increased expenditure on mitigation.

- **Population Control**: Tom Gosiorowski and Brian Lieberman acknowledged the increased ground squirrel population and its impact on the environment. They discussed ongoing efforts to control the population, focusing on areas with high human interaction and formalized landscapes.
- **Expenditure Consideration**: The potential for increased expenditure on ground squirrel mitigation was discussed, with an emphasis on targeting key areas to prevent property damage and maintain the ecosystem for local wildlife.
- **Community Impact**: The proliferation of ground squirrels has led to concerns within the community regarding property damage and potential health risks. The discussion highlighted the need for effective control measures to address these issues.
- **Environmental Damage**: Ground squirrels have been altering the landscape by reducing grass and vegetation, which affects the habitat for other wildlife. The discussion included the importance of maintaining the natural environment and the challenges posed by the ground squirrels.

ADJOURN - 6:50 PM

MOTION: Council Member Mikel Kerst motioned to Adjourn. The motion was seconded and Passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

Date:

Scott Turnipseed, Mayor

Jenny Rakow, CMC Town Clerk

BILL SCHEDULE**JUNE 2024****GENERAL FUND****Town Council**

Pinnacol Assurance	Worker's Compensation	\$	19.04
Colorado Mtn. News Media	Professional Services		750.95
Nextrust Inc	Professional Services		696.59
WR Communications Inc	Professional Services		3,500.00
MT2030, LLC	Special Council Funding		5,000.00
Total Town Council		\$	9,966.58

General Government

Pinnacol Assurance	Worker's Compensation	\$	187.82
Rocky Mountain Reserve LLC	Health & Insurance Benefits		49.21
Standard Insurance Company	Disability Insurance		354.23
Eagle Chamber Of Commerce	Dues & Subscriptions		10,000.00
Adam Palmer Sustainability Fund	Professional Services-Greenhouse Project		8,000.00
Adam Palmer Sustainability Fund	Professional Services-E-Bike Grant Outreach		150.00
Cherry, Alexia	Professional Services - E-Bike Grant		1,699.00
Cherry, Zachary	Professional Services - E-Bike Grant		1,699.00
KLJ Engineering LLC	Professional Services - Grant Writing Services		8,573.08
Hoffman, Parker, Wilson & Carberry Pc	Legal - General		11,316.50
Elected Leaders Collective	Tuition & Books		99.00
Love In Practice, LLC	Tuition & Books - Organization Culture Work		1,200.00
Total General Government		\$	43,327.84

General Administration

Drake, Norman Or Patricia	Utility Overpayment Refund	\$	20.40
Eagle Villas LLC	Utility Overpayment Refund		2,128.06
Gates, Patrick Or Loreen	Utility Overpayment Refund		80.69
Hinkle, Nadine	Utility Overpayment Refund		13.69
Ste-Marie, Richard	Utility Overpayment Refund		34.04
Vanarsdale, Anthony Or Jody	Utility Overpayment Refund		51.72
Walz, Eric Or Emily	Utility Overpayment Refund		37.69
Wilde, Matthew Or Jennifer	Utility Overpayment Refund		26.61
Aros-Fontes, Devanhi	Restitution Payable		200.00
Standard Insurance Company	Disability Insurance		603.37
Family Support Registry	Misc Deductions Payable		146.76
Adam Palmer Sustainability Fund	Facility Usage Deposit Refund		750.00
Barela, Carl	Facility Usage Deposit Refund		750.00
Bloomfield, Brayden	Facility Usage Deposit Refund		1,125.00
Carrasco, Heriberto	Facility Usage Deposit Refund		750.00
Cirsa	Facility Usage Deposit Refund		650.00
Crawford, Suprena	Facility Usage Deposit Refund		375.00
Eagle County School District	Facility Usage Deposit Refund		750.00
Fernandez, Nidia	Facility Usage Deposit Refund		375.00
Harakal, Agnes	Facility Usage Deposit Refund		750.00
Kraft, Melissa	Facility Usage Deposit Refund		750.00
McIlvenna, Ryan	Facility Usage Deposit Refund		750.00

General Administration (Cont.)

Smith, Barry	Facility Usage Deposit Refund	750.00
Thomas, Teresa	Facility Usage Deposit Refund	1,125.00
Vail Valley Anglers	Facility Usage Deposit Refund	750.00
Youth Power 365	Facility Usage Deposit Refund	750.00
Ameramex Electric LLC	Electrical Permits Refund	1,103.70
Boardwalk Electric	Electrical Permits Refund	347.30
Dow, Mary	Electrical Permits Refund	519.80
I & C Power	Electrical Permits Refund	466.90
K2 Mountain Consulting	Electrical Permits Refund	430.10
Cirsa	Facility Usage Fees	250.00
Pinnacol Assurance	Worker's Compensation	194.39
Rocky Mountain Reserve LLC	Health & Insurance Benefits	73.83
Amazon	Office Supplies	64.69
Staples	Office Supplies	19.99
Mail Chimp	Dues & Subscriptions	132.00
Mountain Careers	Dues & Subscriptions	159.00
Colorado Mtn. News Media	Recruitment	193.24
Trybe	Housing Rental Expense	2,965.64
Chase Paymentech	C.C. Transaction Fees	294.61
Xpress Bill Pay	C.C. Transaction Fees	51.57
Hoffman, Parker, Wilson & Carberry Pc	Legal	2021.25
Caselle, Inc.	Computer Support	1,767.04
Gov OS, Inc.	Computer Support	500.00
Xpress Bill Pay	Computer Support	50.00
Grand Avenue Grill	Meeting Expense	187.86
Yeti's Grind	Meeting Expense	23.76
Colorado SHRM	Tuition & Books	949.00
Government Executive Media Group	Tuition & Books	3,000.00
Cirsa	Insurance - Pavilion	1,315.44
Total General Administration		\$ 31,574.14

Community Development

Pinnacol Assurance	Worker's Compensation	\$ 1,319.05
Rocky Mountain Reserve LLC	Health & Insurance Benefits	82.03
Standard Insurance Company	Disability Insurance	566.57
Staples	Office Supplies	19.99
Two Valley Tire LLC	Vehicle Repair & Maintenance Supplies	105.00
Fleet Services	Fuel	111.05
QR-Code Generator	Dues & Subscriptions	191.88
Colorado Mtn. News Media	Recruitment	2,551.09
Garfield & Hecht, P.C.	Planning Reimbursable	5,116.34
Hoffman, Parker, Wilson & Carberry Pc	Planning Reimbursable	6,047.50
LRE Water	Planning Reimbursable	1,248.00
Mott MacDonald	Planning Reimbursable	2,741.50
Hoffman, Parker, Wilson & Carberry Pc	Legal	1586.25
Forza Consultants LLC	Contract Services - Inspections	1,925.00
Town Of Gypsum	Contract Services - Inspections	2,422.50
Government Executive Media Group	Tuition & Books	1,000.00
Total Community Development		\$ 27,033.75

Municipal Court

Pinnacol Assurance	Worker's Compensation	\$	19.72
Rocky Mountain Reserve LLC	Health & Insurance Benefits		2.05
Standard Insurance Company	Disability Insurance		16.91
Gendelman Klimas, Ltd	Legal		2,400.00
Caselle, Inc.	Computer Support		286.29
CAMCA	Tuition & Books		50.00
Total Municipal Court		\$	2,774.97

Streets

Pinnacol Assurance	Worker's Compensation	\$	6,755.65
Rocky Mountain Reserve LLC	Health & Insurance Benefits		99.80
Standard Insurance Company	Disability Insurance		625.12
Cintas Corporation	Office Supplies		20.59
Costco	Office Supplies		12.59
Staples	Office Supplies		19.99
Boot Barn	Uniforms		968.95
Tractor Supply Co	Uniforms		194.99
Ewing Trucking And Construction LLC	Repair & Maintenance Supplies		5,831.92
Ferguson Enterprises, Inc.	Repair & Maintenance Supplies		158.55
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies		57.97
United Rentals (North America) Inc	Repair & Maintenance Supplies		191.00
Wagner Equipment Co	Repair & Maintenance Supplies		264.51
Wylaco Supply Co	Repair & Maintenance Supplies		1,300.07
Town Of Avon	Vehicle Repair & Maintenance Supplies		9,385.34
Collett Enterprises	Fuel		2,004.89
Fleet Services	Fuel		3,385.53
Gypsum Eagle Ace Hardware	Equipment (Non-Capital)		299.99
AllData	Dues & Subscriptions		1,500.00
Holy Cross Energy	Utility Services		95.83
Colorado Mtn. News Media	Recruitment		127.88
KLJ Engineering LLC	Professional Services		1,805.55
Town Of Avon	Repair & Maintenance Services		6,731.00
Wagner Equipment Co	Repair & Maintenance Services		4,064.06
Caselle, Inc.	Computer Support		18.85
Wagner Equipment Co	Winter Snow Equipment Rental		15,000.00
King Soopers Customer Charges	Meeting Expense		17.98
Red Canyon Cafe	Meeting Expense		15.42
Government Executive Media Group	Tuition & Books		1,000.00
Total Streets		\$	61,954.02

Public Safety

Pinnacol Assurance	Worker's Compensation	\$	17,519.11
Rocky Mountain Reserve LLC	Health & Insurance Benefits		231.72
Standard Insurance Company	Disability Insurance		1,900.34
Amazon Capital Services	Office Supplies		103.31
Costco	Office Supplies		114.96
Vista Print	Office Supplies		77.17
Zazzle	Office Supplies		54.71

Public Safety (Cont.)

Amazon Capital Services	Operating Supplies	143.77
Symbol Arts, LLC	Operating Supplies	1,461.50
Amazon Capital Services	Uniforms	216.98
Galls, LLC	Uniforms	653.31
JB T-Shirts Silkscreen & Embroidery	Uniforms	64.00
Scriver, Dominik	Uniforms	163.63
U.S. Armor Corporation	Uniforms	503.41
Down Valley Tire Pros	Vehicle Repair & Maintenance Supplies	1,316.20
Eagle County Fleet Service	Vehicle Repair & Maintenance Supplies	1,968.74
Paypro Global	Vehicle Repair & Maintenance Supplies	12.00
Fleet Services	Fuel	3,366.69
Jersey Tactical Corp	School Res Officer Supplies - EVMS Locker	4,000.00
Wayfair	Equipment (Non-Capital)	(95.99)
Douglas County Sheriff's Office	Dues & Subscriptions	1,500.00
AT&T Mobility	Utility Services	811.98
JB T-Shirts Silkscreen & Embroidery	Professional Services	20.00
National Velvet	Professional Services	123.60
Speak Up Reach Out	Professional Services	899.22
Colorado Depart. Of Agriculture	Repair & Maintenance Services	74.00
Eagle County Fleet Service	Repair & Maintenance Services	3,840.83
Deering, Nicholas	Travel	49.34
Embassy Suites	Travel	588.80
Hampton Inns	Travel	230.00
Heil, Megan	Travel	546.98
Maggiano's	Travel	29.50
Marriott Atlanta	Travel	828.96
Vaughan, Madison	Travel	877.22
Westering, Craig	Travel	234.19
Cobblestone Inn	Training & Travel - Grants	(47.96)
Fairfield Inn	Training & Travel - Grants	745.00
FBI LEEDA Inc	Training & Travel - Grants	2,385.00
University Of Denver	Training & Travel - Grants	5,600.00
Colorado State University	Tuition & Books	650.00
CPR Education	Tuition & Books	910.00
FBI LEEDA Inc	Tuition & Books	795.00
Government Executive Media Group	Tuition & Books	2,000.00
National Assoc Field Training Officers	Tuition & Books	250.00
Transunion Risk & Alternative Data Solut	Contract Payments	105.00
Total Public Safety		\$ 57,822.22

Buildings & Grounds

Pinnacol Assurance	Worker's Compensation	\$ 4,644.62
Rocky Mountain Reserve LLC	Health & Insurance Benefits	86.13
Standard Insurance Company	Disability Insurance	466.76
Cintas Corporation	Office Supplies	20.59
Costco	Office Supplies	12.59
Factory Outdoor	Uniforms	144.98
Amazon	Repair & Maintenance Supplies	949.00
CPS Distributors	Repair & Maintenance Supplies	71.25

Buildings & Grounds (Cont.)

Ferguson Enterprises, Inc.	Repair & Maintenance Supplies	1,489.69
G H Daniels III & Associates	Repair & Maintenance Supplies	104.25
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	400.07
J A Tellez Construction LLC	Repair & Maintenance Supplies	5,687.00
Pet Pick-Ups	Repair & Maintenance Supplies	905.00
Summit Supply Corporation	Repair & Maintenance Supplies	199.35
Collett Enterprises	Fuel	548.39
Fleet Services	Fuel	1,051.67
Grainger	Equipment (Non-Capital)	424.12
Gypsum Eagle Ace Hardware	Janitorial Supplies	23.96
Mark's Plumbing Parts	Janitorial Supplies	215.70
Black Hills Energy	Utility Services	2,008.56
Holy Cross Energy	Utility Services	20.59
Colorado Mtn. News Media	Recruitment	127.88
Blue Monster Service LLC	Repair & Maintenance Services	120.00
J A Tellez Construction LLC	Repair & Maintenance Services	2,020.00
Mountain Blind Man	Repair & Maintenance Services	310.00
Mountain Pest Control, Inc.	Repair & Maintenance Services	80.00
Sno-White Linen Rental	Repair & Maintenance Services	451.70
Caselle, Inc.	Computer Support	18.85
Buffalo Wild Wings	Travel Expense	30.78
Five Guys Co	Travel Expense	20.32
Hatch Cover	Travel Expense	27.00
Homes to Suites	Travel Expense	711.71
Old Chicago	Travel Expense	28.78
King Soopers Customer Charges	Meeting Expense	17.98
Red Canyon Cafe	Meeting Expense	15.42
G H Daniels III & Associates	Contract Payments - Flowers	5,000.00
Total Buildings & Grounds		\$ 28,454.69

Information Center

Pinnacol Assurance	Worker's Compensation	\$ 9.27
Total Information Center		\$ 9.27

Events

Pinnacol Assurance	Worker's Compensation	\$ 1,313.06
Rocky Mountain Reserve LLC	Health & Insurance Benefits	24.61
Standard Insurance Company	Disability Insurance	167.81
Apple.com	Dues & Subscriptions	12.02
Canva	Dues & Subscriptions	14.99
Costco	Travel Expense	13.34
Courtyard by Marriott	Travel Expense	13.71
Dutch Bros.	Travel Expense	10.31
Four By Brother Luck	Travel Expense	38.25
Hertz	Travel Expense	157.61
Rocket	Travel Expense	38.70
Whole Foods	Travel Expense	12.26
Wyndham	Travel Expense	10.01
Yeti's Grind	Travel Expense	5.60

Events (Cont.)

Moe's Original BBQ	Meeting Expense	140.00
Yeti's Grind	Meeting Expense	5.60
Dot Zero Multimedia	Marketing - Website	285.00
Eagle Chamber Of Commerce	Events-Biztoberfest	2,000.00
Eagle County BMX	Events-BMX Race	500.00
Eagle Cub Scouts Pac 229	Events-Pumpkin Patch	800.00
Amazon	Event Production-Youth Whitewater Safety	554.65
Arbogast, Weston	Event Production-Flight Days	1,000.00
Cash	Event Production-Flight Days	200.00
City Market	Event Production-Clean Up Event	99.25
Color Powder Supply	Event Production-Flight Days	510.00
Event Rents	Event Production-Community Table	5,097.96
Fresh Tracks	Event Production-Flight Days	19.12
Hoppin, Stephen	Event Production-Flight Days	500.00
Leon Joseph Littlebird	Event Production-Flight Days	1,000.00
Lily Doran	Event Production-Flight Days	150.00
Ninja Nation, LLC	Event Production-Flight Days	4,875.00
No Bull Entertainment, LLC	Event Production-Flight Days	1,795.00
Odlin, Andrew	Event Production-Flight Days	350.00
Total Events		\$ 21,713.86

Engineering

Pinnacol Assurance	Worker's Compensation	\$ 1,566.21
Rocky Mountain Reserve LLC	Health & Insurance Benefits	23.93
Standard Insurance Company	Disability Insurance	230.19
Amazon Capital Services	Office Supplies	96.84
Cintas Corporation	Office Supplies	20.58
Costco	Office Supplies	12.59
Staples	Office Supplies	19.99
Wylaco Supply Co	Repair & Maintenance Supplies	202.08
Fleet Services	Fuel	171.67
Colorado Mtn. News Media	Recruitment	127.88
King Soopers Customer Charges	Meeting Expense	17.97
Red Canyon Cafe	Meeting Expense	15.42
360 Training	Tuition & Books	59.99
Government Executive Media Group	Tuition & Books	1,000.00
Total Engineering		\$ 3,565.34

Information Technology

Pinnacol Assurance	Worker's Compensation	\$ 59.41
Rocky Mountain Reserve LLC	Health & Insurance Benefits	21.88
Standard Insurance Company	Disability Insurance	189.54
Amazon	Office Supplies	281.56
SHI International Corp	Equipment (Non-Capital)	560.00
Century Link	Utility Services	7,075.41
Thermo-Fluids, Inc.	Repair & Maintenance Services	129.70
All Mountain Technologies, LLC	Computer Support	9,414.30
Aspen Wireless Technologies, Inc.	Computer Support	1,362.50
Greystone Technology	Computer Support	200.00

Information Technology (Cont.)

Mammoth Networks	Computer Support	255.00
TEC Integration, Inc.	Computer Support	100.00
Grand Avenue Grill	Meeting Expense	41.40
Moe's Original BBQ	Meeting Expense	61.13
Professional Document Solutions, Inc.	Contract Payments	659.18
Total Information Technology		\$ 20,411.01

Communications & Marketing

Rocky Mountain Reserve LLC	Health & Insurance Benefits	\$ 13.67
Standard Insurance Company	Disability Insurance	102.82
Staples	Office Supplies	19.99
Amazon	Equipment (Non-Capital)	69.00
Government Executive Media Group	Tuition & Books	1,000.00
Total Communications & Marketing		\$ 1,205.48

TOTAL GENERAL FUND**\$ 309,813.17****CAPITAL IMPROVEMENTS FUND**

Kipp Land Surveying LLC	Old Town Hall Improvements	\$ 2,100.00
Title Company Of The Rockies	Old Town Hall Improvements	300.00
New Electric, Inc.	Public Art	22,134.00
Land Title Guarantee Company	Employee Housing Property	535,020.74
Martin/Martin Consulting Engineers	Sylvan Lake & Capitol Road Improvements	10,910.00
Consolidated Electrical Distributors Inc	Street Lights - Nogal Road	10,171.33
Martin/Martin Consulting Engineers	Street Replacement- Howard St	781.26
KLJ Engineering LLC	Grand Avenue Improvements	2,178.50
Mead & Hunt	Grand Avenue Improvements	2,760.00
Stolfus & Associates	Grand Avenue Improvements	106,472.54
Columbine Ford	Multi Purpose Truck	39,151.20
Phil Long Ford Of Denver, LLC	Multi Purpose Truck	57,115.00
Greyco Customs	Patrol Vehicles	6,845.75
Total CAPITAL IMPROVEMENTS FUND		\$ 795,940.32

WASTE WATER FUND

Cater, Liam	Wastewater Tap Fees Refund	\$ 14,000.00
Pinnacol Assurance	Worker's Compensation	2,830.79
Rocky Mountain Reserve LLC	Health & Insurance Benefits	64.67
Standard Insurance Company	Disability Insurance	526.64
Cintas Corporation	Office Supplies	20.58
Costco	Office Supplies	12.59
Gypsum Eagle Ace Hardware	Office Supplies	11.99
Western Slope Supplies Inc	Office Supplies	10.35
American Mechanical Services	Repair & Maintenance Supplies	805.79
Wylaco Supply Co	Repair & Maintenance Supplies	72.00
Fleet Services	Fuel	325.54
Nextrust Inc	Communication & Shipping	292.00
Black Hills Energy	Utility Services	1,348.58
Colorado Mtn. News Media	Recruitment	840.22
Chase Paymentech	C.C. Transaction Fees	736.33

WASTE WATER FUND (Cont.)

Xpress Bill Pay	C.C. Transaction Fees	451.23
Hoffman, Parker, Wilson & Carberry Pc	Legal & Audit	90
Denali Water Solutions LLC	Sludge Disposal	5,174.19
American Mechanical Services	Repair & Maintenance Services	690.00
Cummins Sales And Service	Repair & Maintenance Services	879.45
Thermo-Fluids, Inc.	Repair & Maintenance Services	129.70
Caselle, Inc.	Computer Support	239.66
Colorado Analytical Laboratories Inc	Testing & Permits	370.00
Eagle River Water & Sanitation District	Testing & Permits	2,859.50
Seacrest Group	Testing & Permits	3,236.00
Test America	Testing & Permits	562.00
King Soopers Customer Charges	Meeting Expense	17.97
Red Canyon Cafe	Meeting Expense	15.42
Government Executive Media Group	Tuition & Books	500.00
Browns Hill Engineering	Contract Payments	2,066.20
Mott MacDonald	Capital Expenditures - Nutrient Criteria Nitrogen	51,251.50
Mott MacDonald	WW Plant Improvements - Headworks Screen	9,528.00
Martin/Martin Consulting Engineers	Sewer Line Improvements - Howard Street	390.62
Total WASTE WATER FUND		\$ 100,349.51

WATER FUND

Cater, Liam	Water Materials & Other Refund	\$ 990.00
Cater, Liam	Tap Fees Refund	17,140.20
Pinnacol Assurance	Worker's Compensation	5,910.10
Rocky Mountain Reserve LLC	Health & Insurance Benefits	99.66
Standard Insurance Company	Disability Insurance	674.92
Cintas Corporation	Office Supplies	20.59
Costco	Office Supplies	12.59
Grainger	Operating Supplies	103.53
Gypsum Eagle Ace Hardware	Operating Supplies	1,623.51
PVS DX Inc	Operating Supplies	9,844.16
Amazon	Uniforms	189.95
Core & Main LP	Repair & Maintenance Supplies	36.22
Grainger	Repair & Maintenance Supplies	330.72
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	1,164.50
Jales Wilbee Co	Repair & Maintenance Supplies	530.63
Pollardwater	Repair & Maintenance Supplies	248.21
Wylaco Supply Co	Repair & Maintenance Supplies	72.00
Fleet Services	Fuel	466.11
Core & Main LP	Meters	20,194.40
Core & Main LP	Meter Related Items	13,392.00
Federal Express Corp.	Communication & Shipping	132.50
Nextrust Inc	Communication & Shipping	292.00
AmeriGas	Utility Services	559.83
Black Hills Energy	Utility Services	47.57
Holy Cross Energy	Utility Services	352.64
Colorado Mtn. News Media	Recruitment	127.88
Chase Paymentech	C.C. Transaction Fees	1,249.52
Xpress Bill Pay	C.C. Transaction Fees	618.82

WATER FUND (Cont.)

Garfield & Hecht, P.C.	Legal	611.00
Hoffman, Parker, Wilson & Carberry Pc	Legal	1,332.00
Blue Monster Service LLC	Repair & Maintenance Services	120.00
Ewing Trucking And Construction LLC	Repair & Maintenance Services	7,770.00
Thermo-Fluids, Inc.	Repair & Maintenance Services	389.10
Eagle River Water & Sanitation District	Testing & Permits	310.00
SGS North America Inc	Testing & Permits	967.15
King Soopers Customer Charges	Meeting Expense	17.98
Red Canyon Cafe	Meeting Expense	15.42
Caselle, Inc.	Computer Support	239.66
Government Executive Media Group	Tuition & Books	500.00
Browns Hill Engineering	Contract Payments	8,264.80
Railroad Management Company	Contract Payments	1,351.94
Terracon Consultants Inc	Tank Replacement	2,600.00
Martin/Martin Consulting Engineers	Water Line Improvements - Howard Street	390.62
Total WATER FUND		\$ 101,304.43

REFUSE FUND

Pinnacol Assurance	Worker's Compensation	\$ 117.45
Nextrust Inc	Communication & Shipping	292.01
Chase Paymentech	C.C. Transaction Fees	223.13
Xpress Bill Pay	C.C. Transaction Fees	154.71
Blue Monster Service LLC	Repair & Maintenance Service	120.00
Hazardous Waste Haulers Inc	Repair & Maintenance Service	14,902.30
Vail Honeywagon	Repair & Maintenance Service	120.00
Caselle, Inc.	Computer Support	239.65
Vail Honeywagon	Contract Services	79,013.25
Total REFUSE FUND		\$ 95,182.50

STORMWATER FUND

Nextrust Inc	Communication & Shipping	\$ 292.00
Chase Paymentech	C.C. Transaction Fees	22.31
Xpress Bill Pay	C.C. Transaction Fees	12.89
Total STORM WATER FUND		\$ 327.20

BROADBAND FUND

Aspen Wireless Technologies, Inc.	Computer Support	\$ 3,489.00
Total BROADBAND FUND		\$ 3,489.00

STCIP

Century Link	Multi-Use Rec Facilities - Pool Rebuild Project	\$ 4,122.39
Amazon	Town Park Improvements - BMX Park	2,831.22
Backyard Irrigation, Inc.	Town Park Improvements - BMX Park	8,650.00
Inspiration Custom Finishes	Town Park Improvements - BMX Park	17,500.00
Seeding The Rockies	Town Park Improvements - BMX Park	4,500.00
Calibre Engineering Inc	River Park Improvements - Rapid Blocs	3,365.00
Total STCIP		\$ 40,968.61

OPEN SPACE

Pinnacol Assurance	Worker's Compensation	1,113.94
Rocky Mountain Reserve LLC	Health & Insurance Benefits	15.45
Standard Insurance Company	Disability Insurance	135.35
Gypsum Eagle Ace Hardware	Uniforms	85.99
Rockart Industries	Repair & Maintenance Supplies	529.42
Signature Signs Inc	Repair & Maintenance Supplies	85.00
Wylaco Supply Co	Repair & Maintenance Supplies	323.40
Fleet Services	Fuel	154.88
Mountain Pedaler Of Vail	Equipment (Non-Capital) - Bike Rack	700.00
Total OPEN SPACE		\$ 3,143.43

Total	\$ 1,450,518.17
Payroll	\$ 587,419.47
Grand Total	\$ 2,037,937.64



To: Mayor and Town Council

From: Ryan Johnson, Town Engineer, Public Works

Date: July 2, 2024

Agenda Item: Resolution No. 44 Series, 2024, A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Public Improvements Agreement Haymeadow Parcel A, Parcel B and Parcel C

REQUEST:

For Town Council to review and consider approving a resolution authorizing a Public Improvements Agreement.

INTRODUCTION:

The Public Improvements Agreement requested at this time is for water system improvement that will enable the Haymeadow development to access a higher-pressure water zone which will help enable further development on the property up to the 20% buildout.

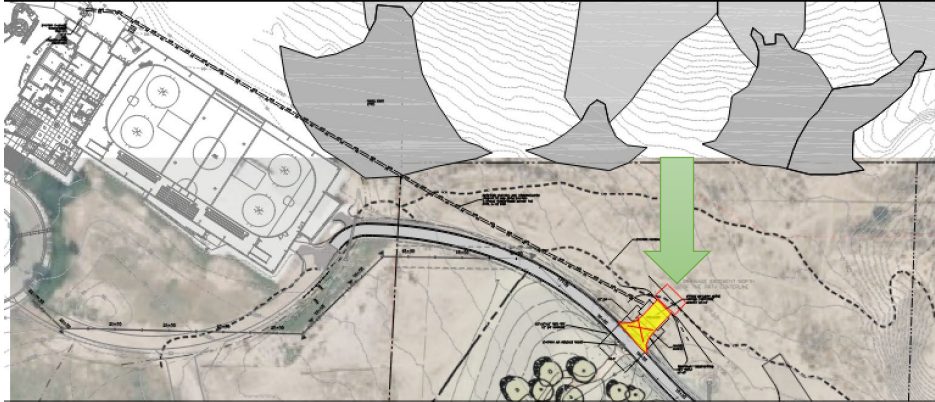
The work will occur in two locations.

1. Ouzel Lane Water Main Extension
 - a. Located along the west side of the road and will install a bridge crossing. Work will begin as early as 7/15/2024



2. Booster Pump Station

- a. Located near the Haymaker trailhead northeast of the bike park. Work anticipated to begin in the 2025 construction season



ANALYSIS:

Public works is supportive of this effort because it is a necessary step for the overall buildout of the Haymeadow development as studied with the Haymeadow Development Technical Memo dated August 2023.

COMMUNITY INPUT:

None required.

Notice of construction will go out prior to the start of work.

BUDGET / STAFF IMPACT:

This request has no budget impact. Public works will be inspecting the installation during construction and for final acceptance. The installed infrastructure will become part of the town water system and will require ongoing maintenance typical with water infrastructure.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

This request aligns with the major object to 'Match Infrastructure to Quality of Life'. This project installs the necessary public water system infrastructure to service the Haymeadow Development.

RECOMMENDED ACTION OR PROPOSED MOTION:

Motion to **approve** the adoption of Resolution 44, Series 2024, A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Public Improvements Agreement Haymeadow Parcel A, Parcel B and Parcel C

ATTACHMENTS:

- Resolution No. 44 Series 2024
- Public Improvements Agreement
 - Exhibit B
 - Exhibit C

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 44
(Series of 2024)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
APPROVING A PUBLIC IMPROVEMENTS AGREEMENT HAYMEADOW PARCEL A,
PARCEL B AND PARCEL C

WHEREAS, on March 25, 2014, the Town approved an Annexation and Development Agreement (the "ADA") for the Property and the ADA as amended controls the future development of the Property;

WHEREAS, Annexation and Development Agreement (ADA) requires the developer to furnish the Town with a performance guarantee to secure the construction and installation of all public improvements as required by the approved ADA; and

WHEREAS, the Parties agree that the matters hereinafter set forth are reasonable conditions and requirements to be imposed by the Town upon Developer in relation to the Development.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO, AS FOLLOWS:

Section 1. The Town hereby authorizes the Public Improvements Agreement and Performance Guarantee for public improvements at Haymeadow Development.

INTRODUCED, READ, PASSED AND ADOPTED ON July 9, 2024.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk

PUBLIC IMPROVEMENTS AGREEMENT

THIS PUBLIC IMPROVEMENTS AGREEMENT (the "Agreement") is entered into as of the 12th day of June, 2024 (the "Effective Date"), by and among the TOWN OF EAGLE, COLORADO, a Colorado municipal corporation with an address of P.O. Box 609, Eagle, CO 81631 (the "Town"); and ABRIKA PROPERTIES, a Florida limited liability company with an address of 8250 Southwest 27th Avenue, Ocala, FL 34476 ("Developer"), and HAYMEADOW METROPOLITAN DISTRICT NO. 6, a Colorado special district with an address of 28 2nd Street, Unit 213, Edwards, CO 81632 (the "District") (each a "Party" and collectively the "Parties").

WHEREAS, Developer owns the real property more particularly described as **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, on March 5, 2014, Developer and the Town executed the Agreement Relating to the Annexation and Development of Property Known as The Haymeadow Parcel A, Parcel B and Parcel C Additions to the Town of Eagle, Colorado, also known as the Haymeadow Planned Unit Development, which was recorded in the real property records of Eagle County, Colorado, on May 30, 2014 at Reception No. 201408816 and has been amended several times since (as amended, the "ADA"),

WHEREAS, Developer desires to construct water infrastructure improvements to benefit the Property, as detailed in two separate plan sets, Haymeadow Ouzel Lane Water Connection, and Haymeadow Booster Pump Station, both attached hereto as **Exhibit B** and incorporated herein by this reference;

WHEREAS, a performance guarantee is required to secure the construction and installation of the water infrastructure improvements; and

WHEREAS, the Parties agree that the matters hereinafter set forth are reasonable conditions and requirements to be imposed by the Town upon Developer in relation to the installation of the water infrastructure improvements.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

SECTION 1 – PUBLIC IMPROVEMENTS

1.1 **Public Improvements.** Developer agrees to construct, at its own expense, the water infrastructure improvements described in Exhibit B (the "Public Improvements"), subject to the terms and conditions set forth herein.

1.2 **Compliance with Applicable Law.** Developer shall at all times comply with all applicable law, including without limitation all current and future federal, state and local statutes, regulations, ordinances and rules relating to: the emission, discharge, release or threatened release of a Hazardous Material into the air, surface water, groundwater or land; the

manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a Hazardous Material; and the protection of human health, safety or the indoor or outdoor environment, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, *et seq.* ("CERCLA"); the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, *et seq.*; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, *et seq.* ("RCRA"); the Toxic Substances Control Act, 15 U.S.C. § 2601, *et seq.*; the Clean Water Act, 33 U.S.C. § 1251, *et seq.*; the Clean Air Act; the Federal Water Pollution Control Act; the Occupational Safety and Health Act; all applicable environmental statutes of the State of Colorado; and all other federal, state or local statutes, laws, ordinances, resolutions, codes, rules, regulations, orders or decrees regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect.

1.3 Construction.

a. All Public Improvements shall be installed and completed at Developer's sole expense, and dedicated or conveyed to the Town upon the Town's acceptance thereof. The estimated cost of the Public Improvements is set forth in **Exhibit C**, attached hereto and incorporated herein by this reference (the "Estimated Costs"). Developer intends to construct the Public Improvements in phases due to lead times related to the Booster Pump Station ("BPS"), but Developer agrees to have entered into a purchase agreement for the BPS prior to the commencement of construction of any of the Public Improvements. All provisions of this Agreement shall apply to all phases of construction of the Public Improvements.

b. At Developer's expense, the Town may make reasonable engineering observations and require testing during construction of the required Public Improvements in such reasonable intervals and upon reasonable notice, as the Town Engineer may request, in accordance with the Town's engineering standards, Water Distribution Regulations, and Wastewater Regulations, or as otherwise determined by the Town Engineer. Observation, acquiescence in or approval by any inspector shall not constitute the approval by the Town of any portion of such Public Improvements.

c. Developer shall provide all necessary engineering designs, surveys, field surveys, and "as-built" drawings for all Public Improvements which shall be approved by the Town Engineer. The "as-built" locations of all utility service lines shall be prepared by a registered land surveyor at Developer's sole expense. In addition, all expenses incurred for this Property by the Town in updating the Town's base maps shall be paid by Developer to the Town. Developer shall submit both hard copy and electronic files of the "as-built" drawings. The format of the electronic files shall be AutoCAD 2004 or latest edition thereof.

d. Prior to commencing construction, Developer shall obtain the Town's approval of a construction operations plan (the "Operations Plan"). The Operations Plan shall include without limitation provisions for construction, noise mitigation, dust control, erosion control, signage, construction water, and reclamation standards for all surface areas disturbed by construction.

1.4 Completion.

- a. The Public Improvements shall be completed on or before November 1, 2025.
- b. The procedure for inspection and acceptance shall be as set forth in the ADA.

1.5 Easements. Developer shall dedicate to the Town, at no cost, free and clear of any liens and encumbrances, easements required for the Public Improvements, or extension of utilities, drainage, access, or any other use depicted in the engineering drawings approved by the Town Engineer.

SECTION 2 – WARRANTY

The warranty provided by Developer shall be as set forth in the ADA.

SECTION 3 – NUISANCES

Developer shall prevent the existence of any nuisances by way of its construction activities, as nuisances are defined by the Code. If the Town determines that a nuisance exists, Developer shall be subject to the provisions of the Code regarding the abatement of nuisances and the cost assessed therefor. If the nuisance is not abated to the satisfaction of the Town, the Town may, upon 30 days' written notice, draw upon the Performance Guarantee to pay the cost of abating the nuisance, including any expenses and penalties incurred under the Code. The Town may exercise this right in addition to, or in lieu of, other available remedies. The decision to draw on the Performance Guarantee shall be within the sole discretion of the Town.

SECTION 4 - PERFORMANCE GUARANTEE

The provisions of Section 12 of the ADA shall control the performance guarantee for the Public Improvements.

SECTION 5 - INDEMNIFICATION

5.1 By Contractors. Any contractor employed by Developer who performs work within rights-of-way or easements dedicated to the Town or within other property owned by the Town shall agree to indemnify and hold harmless the Town, its officers, employees, insurers, and self-insurance pool, from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with work performed by such contractor for Developer within Town rights-of-way, easements or other property, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of such contractor, any subcontractor of the contractor, or any officer, employee, representative, or agent of such contractor or of any subcontractor of the contractor, or which arise out of any workers compensation claim of any employee of the contractor or of any employee of any subcontractor of the contractor. The

contractor shall also agree to bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not any such liability, claims, or demands alleged are groundless, false, or fraudulent.

5.2 By Developer. In addition to the indemnification required by Section 8.1, Developer hereby expressly agrees to indemnify and hold the Town harmless from and against all claims, costs and liability of every kind and nature, for injury or damage received or sustained by any person or entity, excluding Town officers, agents or employees, in connection with, or on account of the performance of work within the Development and elsewhere by Developer, or its agents, contractors or employees pursuant to this Agreement.

SECTION 6 - INSURANCE

6.1 Required. Developer and every contractor hired by Developer to perform work under this Agreement shall procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands and other obligations assumed by such contractor.

6.2 Amounts. The required coverages set forth below shall be procured and maintained with forms and insurers acceptable to the Town.

a. Workers compensation insurance to cover obligations imposed by applicable Colorado law for any employee engaged in the performance of work.

b. General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual, and employee acts), blanket contractual independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.

6.3 Form. The policies shall be endorsed to include the Town and the Town's officers and employees as additional insureds. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Every policy shall be primary insurance, and any insurance carried by the Town, its officers, or its employees, or carried by or provided through any insurance pool of the Town, shall be excess and not contributory insurance to that provided by Developer. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations. Developer shall be solely responsible for deductible losses under any policy required above.

6.4 Certificate. Upon request by the Town, Developer shall provide the Town with a certificate of insurance as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect. The certificate shall identify this Agreement and

shall provide that the coverages afforded under the policy shall not be canceled, terminated or materially changed until at least 30 days prior written notice has been provided to the Town.

SECTION 7 - REIMBURSEMENT OF COSTS

7.1 Development Review Costs. Developer shall pay to the Town the actual cost to the Town for consulting engineering, surveying, base map updating, consultant planning services, publication costs, and legal services rendered in connection with construction of the Public Improvements. Said costs shall be paid in full prior to final acceptance of the Public Improvements.

7.2 Inspection Costs. Prior to the approval and acceptance of the construction and installation of the required Public Improvements, Developer shall pay to the Town the actual cost of all inspections of such Public Improvements made or conducted at the direction of the Town Administrator, Town Engineer, or Public Works Director, including the reasonable value of a salaried employee's time.

SECTION 8 – BREACH AND REMEDIES

8.1 Breach. Unless necessary to protect the immediate health, safety and welfare of the Town, or to protect the interest of the Town with regard to the Performance Guarantee, the Town shall provide Developer 30 days' written notice of its intent to take any action under this Section, during which Developer may cure the breach and prevent further action by the Town.

8.2 Remedies. If Developer breaches any provision of this Agreement, the Town may take such action as permitted or authorized by law, this Agreement or the ordinances of the Town, as the Town deems necessary to protect the public health, safety and welfare. The remedies include without limitation a demand that the security given for the completion of the Public Improvements be paid or honored, and any other remedy available at law or in equity. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

SECTION 9 - MISCELLANEOUS

9.1 Assignment. This Agreement shall not be assigned by Developer in whole or in part without the prior written authorization of the Town.

9.2 Governing Law and Venue. The laws of the State of Colorado shall govern this Agreement, and the exclusive venue for any legal proceeding arising out of this Agreement shall be Eagle County, Colorado.

9.3 No Third-Party Beneficiaries. There are no intended third-party beneficiaries to this Agreement.

9.4 Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

9.5 Governmental Immunity. Nothing herein shall be construed as a waiver of any protections or immunities the Town or its employees, officials or attorneys may have under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended.

9.6 No Joint Venture. Notwithstanding any provision hereof, the Town shall never be a joint venture in any private entity or activity which participates in this Agreement, and the Town shall never be liable or responsible for any debt or obligation of any participant in this Agreement.

9.7 Notice. Notices under this Agreement shall be sufficiently given if sent by regular U.S. mail, postage prepaid, to the address on the first page of this Agreement.

9.8 Integration. This Agreement, together with all exhibits attached hereto, constitute the entire understanding and agreement of the Parties, integrates all the terms and conditions mentioned herein or incidental thereto, and supersedes all negotiations or previous arrangements between the Parties with respect to any and all of the subject matter hereof. Notwithstanding the foregoing, the terms, provisions and agreements contained in this Agreement are subject in all respects to the terms, provisions, and agreements contained in the ADA, and in the event of any conflict between the terms of this Agreement and the terms of the ADA, the terms of the ADA shall control and be binding upon and among the Parties.

9.9 Recordation. This Agreement shall be recorded in the real estate records of the Eagle County Clerk and Recorder, and shall be a covenant running with the Property.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk

DEVELOPER

[Signature]
Brandon Cohen, President

STATE OF COLORADO)
)ss.
COUNTY OF EAGLE)

Subscribed and sworn to before me this 1st day of JULY, 2024, by
Brandon Cohen as Vice President of Abrika Properties, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 12/25/25



[Signature]
Notary Public

HAYMEADOW METROPOLITAN DISTRICT
NO. 6

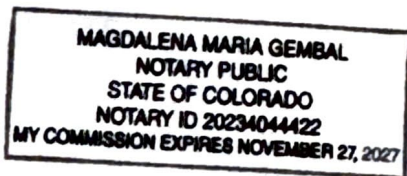
[Signature]
Jens Werners, Chairman

STATE OF COLORADO)
)ss.
COUNTY OF EAGLE)

Subscribed and sworn to before me this 13th day of June, 2024, by Jens
Werner as Chair of Haymeadow Metropolitan District No. 6.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: Nov. 27, 2027



[Signature]



Haymeadow Filing 1 Parcel Legal Description

A parcel of land located in Tracts 37, 38, 44, 55, 59, 61, 62 and 63 in Sections 2, 3, 4, 9, 10 and 11, Township 5 South, Range 84 West of the 6th Principal Meridian; said parcel of land is more particularly described as follows, assume all curves as non-tangent, to wit:

Beginning at angle point 2 of said Tract 38, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 2-1 line of said Tract 38, N 89 DEGREES 57 MINUTES 47 SECONDS E, 2819.44 feet to angle point 1 of said Tract 38, also being angle point 2 of said Tract 37, being marked on the ground by a 1 1/2" aluminum cap on # 5 rebar, LS #4551, found in place, S 10 DEGREES 32 MINUTES 06 SECONDS W, 13.67 feet from the record location; thence along the 2-1 line of said Tract 37, N 89 DEGREES 58 MINUTES 44 SECONDS E, 2779.22 feet to angle point one of said Tract 37, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 1-6 line of said Tract 37, S 00 DEGREES 14 MINUTES 15 SECONDS E, 1346.39 feet to angle point 6 of said Tract 37, also being angle point 2 of said Tract 62 and angle point 1 of said Tract 59, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 2-1 line of said Tract 62, S 89 DEGREES 57 MINUTES 23 SECONDS E, 2838.60 feet; thence leaving said 2-1 line of Tract 62, S 00 DEGREES 02 MINUTES 37 SECONDS W, 4743.42 feet to a point on the northerly right-of-way fence line of Brush Creek Road; thence along said northerly right-of-way fence line of Brush Creek Road the following twelve (12) courses:

- 1) N 79 DEGREES 30 MINUTES 59 SECONDS W, 166.80 feet,
- 2) N 79 DEGREES 11 MINUTES 51 SECONDS W, 197.18 feet,
- 3) N 79 DEGREES 41 MINUTES 31 SECONDS W, 89.23 feet,
- 4) N 69 DEGREES 00 MINUTES 09 SECONDS W, 48.79 feet,
- 5) N 65 DEGREES 35 MINUTES 39 SECONDS W, 53.04 feet,
- 6) N 55 DEGREES 20 MINUTES 50 SECONDS W, 61.81 feet,
- 7) N 47 DEGREES 15 MINUTES 27 SECONDS W, 52.82 feet,
- 8) N 44 DEGREES 46 MINUTES 44 SECONDS W, 97.90 feet,
- 9) N 43 DEGREES 18 MINUTES 30 SECONDS W, 471.12 feet,
- 10) N 43 DEGREES 41 MINUTES 12 SECONDS W, 311.25 feet,
- 11) N 57 DEGREES 28 MINUTES 07 SECONDS W, 17.09 feet,
- 12) N 63 DEGREES 53 MINUTES 22 SECONDS W, 98.91 feet to a point on the 4-5 line of said Tract 63; thence leaving said northerly right-of-way fence line of Brush Creek Road, along said 4-5 line of Tract 63, N 00 DEGREES 26 MINUTES 38 SECONDS E, 32.80 feet to angle point 4 of said Tract 63, also being a point on the 3-4 line of said Tract 61, being marked on the ground by a 3 1/2" aluminum cap on #6 rebar, PLS #23508, found in place; thence along said 3-4 line of Tract 61, N 87 DEGREES 39 MINUTES 09 SECONDS W, 53.69 feet to a point on said Northerly right-of-way fence line of Brush Creek Road; thence leaving said 3-4 line of Tract 61, along said northerly right-of-way fence line of Brush Creek Road, the following three (3) courses:

- 1) N 71 DEGREES 51 MINUTES 06 SECONDS W, 155.57 feet,
- 2) N 86 DEGREES 50 MINUTES 43 SECONDS W, 269.20 feet,
- 3) N 74 DEGREES 27 MINUTES 53 SECONDS W, 580.93 feet to a point on the boundary of the Norman Property described in Book 232 at Page 462 and Book 271 at Page 437; thence leaving said northerly right-of-way fence line of Brush Creek Road, along said boundary line of the Norman Property the following five (5) courses:

- 1) N 00 DEGREES 27 MINUTES 52 SECONDS W, 1073.83 feet,
- 2) S 72 DEGREES 09 MINUTES 52 SECONDS E, 105.30 feet,
- 3) N 00 DEGREES 27 MINUTES 52 SECONDS W, 226.55 feet,
- 4) N 72 DEGREES 09 MINUTES 52 SECONDS W, 565.27 feet,
- 5) S 00 DEGREES 27 MINUTES 52 SECONDS E, 1295.60 feet to said northerly right-of-way fence line of Brush Creek Road; thence along the northerly right-of-way fence line of Brush Creek Road the following four (4) courses:

- 1) N 71 DEGREES 00 MINUTES 00 SECONDS W, 41.08 feet,
- 2) N 66 DEGREES 08 MINUTES 17 SECONDS W, 300.81 feet,
- 3) N 49 DEGREES 39 MINUTES 25 SECONDS W, 454.64 feet,

4) N59 DEGREES 14 MINUTES 45 SECONDS W, 365.99 feet to a point on the northerly right-of-way boundary line of Brush Creek Road, Parcel C as recorded in Book 470, Page 687; thence along said northerly right-of-way boundary line of Brush Creek Road, Parcel C the following two (2) courses:

1) N 30 DEGREES 00 MINUTES 27 SECONDS E, 13.58 feet,
2) N 59 DEGREES 59 MINUTES 33 SECONDS W, 519.40 feet to a point on the boundary line of Peters Subdivision as recorded in Book 524, Page 199; thence leaving said right-of-way of Brush Creek Road, along said boundary of Peters Subdivision the following six (6) courses:

1) N 00 DEGREES 12 MINUTES 04 SECONDS E, 299.29 feet,
2) N 85 DEGREES 52 MINUTES 11 SECONDS W, 171.57 feet,
3) N 62 DEGREES 02 MINUTES 32 SECONDS W, 50.05 feet,
4) N 71 DEGREES 56 MINUTES 16 SECONDS W, 192.31 feet,
5) N 58 DEGREES 31 MINUTES 55 SECONDS W, 390.77 feet,
6) S 25 DEGREES 22 MINUTES 18 SECONDS W, 240.90 feet to a point on the northerly right-of-way boundary of Brush Creek Road, Parcel B, as recorded in Book 470, Page 687; thence along leaving said Peters Subdivision, along said northerly right-of-way boundary of Brush Creek Road, Parcel B the following six (6) courses:

1) N 57 DEGREES 11 MINUTES 23 SECONDS W, 36.26 feet,
2) N 54 DEGREES 19 MINUTES 30 SECONDS W, 105.80 feet,
3) 293.22 feet along a curve to the right with a radius of 6465.00 feet, the chord of which bears N 53 DEGREES 01 MINUTES 32 SECONDS W, 293.19 feet, 4) N 51 DEGREES 43 MINUTES 35 SECONDS W, 115.13 feet,
5) N 52 DEGREES 59 MINUTES 59 SECONDS W, 33.80 feet,
6) 125.04 feet along a curve to the left with a radius of 2285.00 feet, the chord of which bears N 54 DEGREES 34 MINUTES 03 SECONDS W, 125.03 feet to a point on the 2-3 line of said Tract 37, also being a point on the 1-6 line of Tract 58; thence leaving said northerly right-of-way boundary of Brush Creek Road, along said 2-3 line of Tract 37, N 00 DEGREES 00 MINUTES 34 SECONDS W, 457.78 feet to Corner 1 of said Tract 58, being marked on the ground by a 2 1/2" aluminum cap on #6 rebar, PLS #26967, found in place; thence leaving said 2-3 line of Tract 37, along the 1-2 line of said Tract 58, S 89 DEGREES 12 MINUTES 06 SECONDS W, 654.26 feet to the northerly right-of-way boundary of Brush Creek Road, Parcel A, as recorded in Book 470 at Page 687; thence along said northerly right-of-way boundary of Brush Creek Road, Parcel A the following twenty (20) courses:

1) N 72 DEGREES 17 MINUTES 55 SECONDS W, 112.23 feet,
2) 42.30 feet along a curve to the left with a radius of 585.00 feet the chord of which bears N 78 DEGREES 54 MINUTES 56 SECONDS W, 42.29 feet,
3) N 80 DEGREES 59 MINUTES 13 SECONDS W, 48.03 feet,
4) N 88 DEGREES 08 MINUTES 24 SECONDS W, 408.36 feet,
5) N 83 DEGREES 01 MINUTES 28 SECONDS W, 40.11 feet,
6) 254.45 feet along a curve to the right with a radius of 665.00 feet, the chord of which bears N 72 DEGREES 03 MINUTES 46 SECONDS W, 252.90 feet,
7) N 61 DEGREES 06 MINUTES 04 SECONDS W, 40.13 feet,
8) N 55 DEGREES 59 MINUTES 08 SECONDS W, 409.17 feet,
9) 485.00 feet along a curve to the left with a radius of 5764.58 feet, the chord of which bears N 58 DEGREES 23 MINUTES 45 SECONDS W, 484.86 feet,
10) N 60 DEGREES 48 MINUTES 22 SECONDS W, 342.72 feet,
11) N 62 DEGREES 48 MINUTES 22 SECONDS W, 33.98 feet,
12) 370.57 feet along a curve to the left with a radius of 1467.39 feet, the chord of which bears N 70 DEGREES 02 MINUTES 26 SECONDS W, 369.58 feet,
13) N 77 DEGREES 16 MINUTES 31 SECONDS W, 33.94 feet,
14) N 79 DEGREES 16 MINUTES 31 SECONDS W, 208.60 feet,
15) N 71 DEGREES 35 MINUTES 45 SECONDS W, 44.29 feet,
16) 57.57 feet along a curve to the right with a radius of 486.00 feet, the chord of which bears N 68 DEGREES 12 MINUTES 07 SECONDS W, 57.54 feet,
17) N 64 DEGREES 48 MINUTES 30 SECONDS W, 44.26 feet,

18) N 57 DEGREES 07 MINUTES 44 SECONDS W, 426.57 feet,
19) N 53 DEGREES 12 MINUTES 03 SECONDS W, 37.69 feet,
20) 35.57 feet along a curve to the right with a radius of 815.00 feet, the chord of which bears N 51 DEGREES 57 MINUTES 02 SECONDS W, 35.57 feet to a point on the 7-8 line of said Tract 44, also being a point on the 3-4 line of said Tract 38; thence leaving said northerly right-of-way boundary of Brush Creek Road, Parcel A, along said 7-8 line of Tract 44, N 89 DEGREES 23 MINUTES 49 SECONDS E, 913.11 feet to angle point 7 of said Tract 44, also being angle point 2 of said Tract 55, being marked on the ground by a 2 1/2" aluminum cap on #6 rebar, PLS #26967, found in place; thence leaving said 3-4 line of Tract 38, N 02 DEGREES 58 MINUTES 53 SECONDS E, 1324.86 feet to the Point of Beginning.

EXCEPTING THEREFROM:

Tract B of Brush Creek Meadows Filing 3, according to the Final Plat thereof, Town of Eagle, Colorado - Containing 0.774 acres more or less

AND Right of way for Sylvan Lake Road on Brush Creek Meadows Filing 3, according to the Final Plat thereof, Town of Eagle, Colorado - Containing 1.889 acres more or less

Containing 657.342 acres more or less more or less.

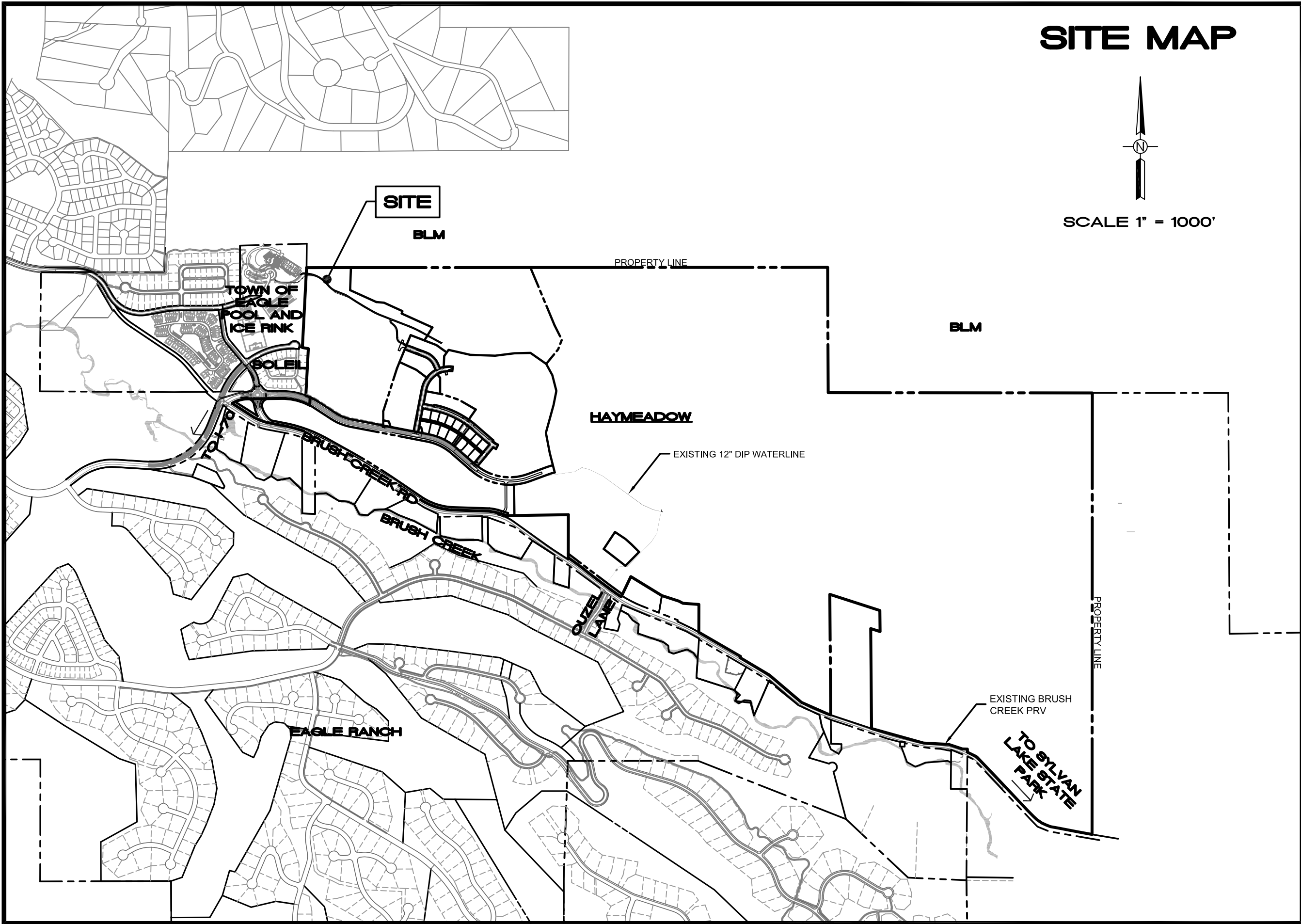
HAYMEADOW
BOOSTER PUMP STATION
GRADING PERMIT
EAGLE, COLORADO
JUNE 2024

PRELIMINARY
June 19, 2024
NOT FOR CONSTRUCTION



GENERAL NOTES

- The Contractor shall notify Alpine Engineering, Inc., the Owner, and Town of Eagle (TOE) Public Works Dept. at least 48 hours prior to any construction. The Contractor shall coordinate all work with Alpine Engineering, Inc. and the Town of Eagle.
- Safety is the responsibility of the Contractor. The Engineer is not responsible for safety in, on, or about the project site, nor for compliance by the appropriate party with any regulations relating hereto.
- It is the Contractor's responsibility to obtain (and conform to) all proper construction permits as required, including Town of Eagle Right-of-Way Permit, Army Corps of Engineers Permit, CDPHE dewatering permit, and any other permits applicable prior to commencing work.
- All construction activity must comply with the State of Colorado Permitting Process for "Stormwater Discharges associated with Construction Activities." For information, contact the Colorado Department of Health and Environment, Water Quality Control Division, WQCD-PE-82, attention: Permits and Enforcement Section, phone (303)692-3590.
- The Contractor shall conform to all Town of Eagle rules, regulations, and stipulations while accessing through or working in the Town. Contractor to operate within TOE standard construction hours and best practices. For additional working days, such as Sunday, contractor shall contact TOE for extended hours. Emergencies excluded such as broken utility pipe.
- All materials and workmanship shall be subject to inspection by the Town and/or their representatives, and Alpine Engineering, Inc. The Town reserves the right to accept or reject any such materials and workmanship that do not conform to the approved drawings and/or district standards or specifications.
- All construction shall conform to Town standards and specifications and be subject to construction observation by their representatives. Copies of town standards must be obtained by the Contractor. Contractor shall have one (1) copy of the plans and one (1) copy of the appropriate specifications on the job site at all times.
- Observations of the work in progress and on-site visits are not to be construed as a guarantee or warranty by the Engineer of the Contractor's contractual responsibilities.
- Alpine Engineering, Inc., assumes no responsibility for utility locations. It is the Contractor's responsibility to field verify the location of all utilities prior to commencement of any construction.
- It is the Contractor's responsibility to prepare and submit a Traffic Control Plan, as a requirement of the Town of Eagle's Road Cut Permit, and submit to the Town's Engineer prior to construction. The plan shall show existing and proposed traffic signs, existing and proposed crosswalk striping, construction limits, fencing and access, and vehicle tracking control measures.
- The Contractor shall maintain traffic at all times to the satisfaction of the Town of Eagle. The Contractor shall minimize traffic disruptions and provide adequate safety precautions to ensure public safety. Street closures shall be kept to a minimum length of time. There shall be no material storage on Town or Eagle County Streets or property.
- The Contractor shall minimize all off site tracking. All soil tracked off site shall be immediately cleaned up to the satisfaction of the Town of Eagle. Install stabilized construction entrance prior to commencement of any construction activities.
- Temporary entrances to to have proper tracking pad, erosion control, and signage, accordingly.
- Temporary toilets and trash to be added and subtracted throughout. Placement may be adjacent to current activities within the area of disturbance in order to ensure best practices.
- The Contractor shall control fugitive dust at the site. Contractor to use water truck to reduce dust, and must pay special attention to dust around adjacent properties. Refer to notes on Erosion Control Plan.
- The Owner or Engineer will designate staging areas.
- The Contractor shall take all appropriate precautions to significantly reduce any potential pollution caused by his activities, including vehicle fueling, storage of fertilizers or chemicals, etc. The Contractor shall have identified procedures for handling potential pollutants and have identified spill prevention and response procedures prior to any activities at the project site and shall comply with the conditions and requirements of the CDPHE stormwater management permit and plan.
- The Contractor shall maintain existing drainage channels, culverts, and appurtenances during construction as necessary to protect roads and property.
- The Contractor shall protect and preserve all trees, bushes, shrubs, and ground cover in a manner acceptable to the Town
- All excavating for roadway, retaining walls, drainage facilities, and other trenches shall meet OSHA requirements.
- Groundwater is likely at the site and if encountered the Contractor shall contact the Town of Eagle, Alpine Engineering, Inc., and the Project Geotechnical Engineer immediately (CTL Thompson). Groundwater flow must be eliminated in all utility trenches prior to backfilling.
- Topographic information was provided by SGM, Inc. (May 2023). Contractor to preserve existing survey monumentation where possible.
- Basis of Bearings: Based on an assumed bearing of N89°57'47"E the line between Corner 2 of Tract 38 a 2 1/2" USGLO Brass Cap on a 1" diameter iron pipe and Corner 1 of said Tract 38 a 2 1/2" Aluminum Cap on a 3/4" rebar as shown hereon.
- Vertical Information/Datum: Elevation information shown hereon is based upon GPS observations utilizing OPUS, Geoid 12B to derive the NAD83 elevation of 6739.5' at the top of a 3/4" rebar and 2" aluminum cap stamped 33655, as shown hereon.



SHEET INDEX

CIVIL COVER SHEET	C1.0
CIVIL NOTES	C1.1
EXISTING CONDITIONS	C1.2
SITE PLAN	C2.1
SEDIMENT CONTROL PLAN	C2.2
DETAILS	C3.1

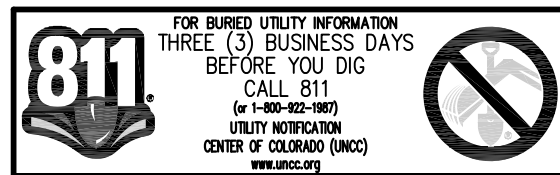
PROJECT CONTACTS

DEVELOPER, ABRIKA PROPERTIES, LLC (954) 802-0752
PLANNER, RANGE CONSULTING, LLC: MICHAEL HOOD (michael@rangeconsultingllc.com) (970) 331-4492
CIVIL ENGINEER, ALPINE ENGINEERING: ROSA FOTH (foth@alpinecivil.com) (970) 926-3373
SURVEYOR, SGM-INC.: SCOTT HEMMEN (scott@sgm-inc.com) (970) 384-8013
ECOLOGIST, BIRCH ECOLOGY, LLC: HEATHER HOUSTON (heather@birchecology.com) (720) 350-2530
TOWN OF EAGLE, ENGINEER: RYAN JOHNSON (ryan.johnson@townofeagle.org) (970) 328-6546
TOWN OF EAGLE, PUBLIC WORKS: TOM GOSIOROWSKI (tom.gosiorowski@townofeagle.org) (970) 328-6547
COMCAST (PHONE/CATV): GREG AYLESWORTH (Gregory_Aylesworth@comcast.com) (720) 557-0060
BLACK HILLS ENERGY: PAUL FICKLIN (paul.ficklin@blackhillscorp.com) (970) 309-2432
HOLY CROSS ENERGY (ELECTRIC): KEITH HERNANDEZ (k Hernandez@holycross.com) (970) 947-5439
LUMEN (PHONE/CATV): JASON SHARPE (jason.sharpe@lumen.com) (970) 309-2973
GEOTECHNICAL ENGINEER, CTL: RYAN BARBONE (rbarbone@ctlthompson.com) (970) 453-2047

HAYMEADOW
BOOSTER PUMP STATION
COVER SHEET

DESIGNED	REF	DATE	NO.	REVISIONS	BY
DRAWN	REF	06/19/2024		GRADING PERMIT SUBMITTAL	RIF
CHECKED	MCW				
JOB NO.	53480.15				
DATE	06/27/2023				

SHEET
C1.0



\\AE\FSV\Projects\Eagle\Haymeadow- 53480.5- 2016\dwg\Site\Water System 2022\Master\Cover-BPS.dwg, 6/19/2024 6:31:33 AM, Foth

GRADING AND DRAINAGE NOTES

- All work performed for this project including storm drains and culverts shall be constructed in accordance with Eagle County Site Development Standards (Article 4 of Eagle County Land Use Regulations) and the project Technical Specifications.
- All drain pipes shall be installed with the required bedding.
- Elevations shown are at pipe invert unless otherwise stated.
- All standard storm drain structures are subject to modification by the Engineer to meet field requirements.
- Where any part of the storm drain system is located in a fill section, provide fill material compacted to 95% AASHTO T99 density from the original undisturbed ground up to structure bottom slabs and pipe bedding.
- Inlet boxes to be oversized to accommodate pipe size where necessary. Provide traffic load rated inlet box and top slab to accommodate grate and frame for oversized boxes.
- Pipe lengths indicated are slope lengths measured along the centerline of pipe from inside face of box to inside face of box.
- Ditch revegetation and ditch protective linings will require field adjustment during construction to account for varying soil conditions. Revegetation and linings will be evaluated after ditches are constructed.
- Curb and gutters shall be installed in such a manner as to insure positive drainage in all areas, as shown.
- Grading adjacent to buildings shall slope away from the building at a rate of 6" in 10' per the geotechnical report. The ground surface surrounding the exterior of the buildings shall be grade to slope away from the foundation in all directions.
- Direct downspout drainage away from building foundation or to storm per Geotechnical Engineer.
- The Contractor shall maintain existing drainage channels, culverts, and appurtenances during construction as necessary to protect roads and property.
- The Contractor shall remove all topsoil and man placed fill prior to commencement of construction.
- Proof roll subgrade in all hardscape areas prior to installing basecourse and pavement. Compact subgrade and basecourse to 95% standard proctor density at moisture content within 2% of optimum, per Geotechnical Report.

DRAINAGE NOTES:

- All storm drains and culverts shall be constructed in accordance with the Technical Specifications.
- All new underground facilities must be electronically locatable per SB 18–167.
- Types of structures refer to the Colorado Department of Transportation M and S Standards, CDOT Standard Specifications, or are included on the details sheets.
- Alpine Engineering, Inc., assumes no responsibility for utility locations. It is the Contractor's responsibility to field verify the location of all utilities prior to commencement of any construction.
- All drain pipes shall be installed with the required bedding.
- Elevations shown are at pipe invert unless otherwise shown.
- All standard storm drain structures are subject to modification by the Engineer to meet field requirements.
- Contractor to provide Culvert Outlet Protection (see details) at storm drain and culvert outfalls unless otherwise noted.
- All storm drain and culvert outfalls to have End Sections.
- All Reinforced Concrete Pipe shall be Class 3 unless noted otherwise. All Reinforced Concrete Pipe Joints (RCP) shall utilize Type R-4 Rubber Gasket Joints which shall be in accordance with AASHTO M198 and ASTM C443 (standard specifications for joints for circular concrete pipe using rubber gaskets).
- Pipe lengths indicated are slope lengths measured along the centerline of pipe from inside face of box (or manhole) to inside face of box (or manhole).
- Pipe lengths for last run at outfalls do not include the Flared End Section.
- Storm drainage facilities shall be periodically inspected and maintained in order to assure that they are functioning properly.

CONSTRUCTION NOTES

- Town of Eagle (TOE) Fire Department (FD) Knox Lock to be placed at each entrance for after hours FD access.
- Temporary entrances to have proper tracking pad and erosion control devices. Install signage accordingly.
- Temporary toilets and trash to be added and subtracted throughout. Placement may be adjacent to current activities within the area of disturbance in order to ensure best practices.
- Contractor to use water truck to reduce dust as needed.
- Contractor to use future roads and recreation paths to best of their ability to reduce the need for additional temporary haul roads.
- Contractor to operate within TOE standard construction hours and best practices. Additional working days, such as Sunday, contractor shall contact TOE for extended hours. Emergencies excluded such as broken utility pipe.
- Contractor to preserve existing survey monumentation where possible.

WATER SYSTEM NOTES:

- Water construction shall conform to the latest standards and specifications per the Town of Eagle Public Works Manual and CDPHE Design Criteria.
- All new underground facilities must be electronically locatable per SB 18–167.

HOLY CROSS ENERGY NOTES:

TRENCH AND CONDUIT

- The developer or contractor will contact Holy Cross Energy before conduit and vault installation begins to schedule a pre-construction meeting with the project inspector.
- Changes in power facility construction from that shown on the project plans will not be made without advance approval from the Holy Cross Energy inspector.
- Holy Cross Energy material shall not be moved from the project to which it was assigned without the advance approval of the inspector and the completion of necessary paperwork. Holy Cross Energy material shall not be installed for any use other than construction of power facilities.
- All roads will be built to subgrade and all drainages will be constructed to grade before any vaults or conduits are installed.
- All trench will be excavated deep enough to ensure that the top of installed power facilities will be 48" below final grade. Special care must be taken to insure that the top of conduits will be 48" below the bottom of drainage ditches and all other low areas.
- Trench will be as straight as possible between vaults and shall have a smooth bottom free from low and high spots. Six inches of road base will be placed the entire length of the trench and well compacted prior to conduit installation. When placed in the trench, the conduit shall be in continuous contact with the compacted road base with no hold down weight added. Twelve inches of road base, as measured from the top of the conduit, will be placed on the conduit and well compacted prior to returning any native backfill to the trench. Large rocks shall not be placed directly on the road base layer. Care must be taken to avoid conduit damage during backfill and compaction; conduits found to be unusable at the time of power cable installation will be repaired by the developer or contractor before power can be made available.
- Power facilities to be placed parallel to deeper utilities will have a horizontal separation from the deeper utility greater than the depth of such utility below final grade less four feet (see attached drawing). When crossing a deeper utility is unavoidable, the crossing will be made as close to perpendicular as possible.
- Power line conduits will be installed with a minimum separation of 12" from all other new or existing underground utility lines. Wherever possible, this separation will be horizontal. The power line separation from plastic gas lines will be greater than this minimum wherever practicable. Power line conduits will be located deeper in the trench than the facilities of all other utilities unless the inspector grants a waiver prior to the start of construction.
- Backfill and compaction above the road base layer will be as required by the governmental entity or other party having jurisdiction. Conduit bell ends will not be allowed in the vaults. Holy Cross Energy will supply factory couplers, 90°, 45°, and 22-1/2° elbows as needed for job. Non-factory bends and heated bends will not be allowed. No more than two 90° elbows will be allowed in a conduit run of 500 feet. The conduit shall run straight between factory bends. Allowed bends must be further than 5' from a vault. Factory elbows supplied must be used intact; they cannot be cut to make a lesser bend. Bells will not be cut off conduit sticks to use as couplers. Holy Cross Energy elbows and pipe will be used only for the power facility installation.
- The conduit will not be backfilled without the Holy Cross Energy inspector seeing all joints unless the inspector gives prior permission. All joints shall be completely seated to the line marked on the male end of the conduit after sufficient glue is applied to both conduits being joined, even in areas where the trench cannot be excavated completely straight. Glue in the joint shall be allowed to completely dry prior to any stress being applied to the conduit on either side of the joint. Trench backfilled without the inspector viewing each joint or giving prior permission to cover the conduit will be re-excavated to expose the conduit, or the contractor will put a camera through each conduit in the span which was prematurely backfilled to The camera verification will be witnessed by the Holy Cross Energy inspector. Verify the joint seating and conduit condition.
- Individual conduits shall enter each vault at a consistent location. There is to be no crossing of conduits in the trench.
- Both ends of a conduit run shall be securely plugged at the time of installation with Holy Cross Energy supplied material. Conduit ending outside a vault shall be marked with a 4" x 4" post or other approved method.
- Red trench marking tape will be supplied by Holy Cross Energy and shall be installed 18" to 24" above the conduit during backfill.
- At completion of the job, the inspector will do a final inspection. If the job does not meet with Holy Cross Energy's specifications or the approval of inspector, service will not be provided until specifications are met.

II. VAULTS.

- Vaults shall be installed as follows:
 - A.Splice vaults shall be installed with the manhole lid grade being slightly above final grade of the surrounding area, except when the vault is in a roadway, the manhole lid grade shall match the grade of the finished roadway surface.
 - B.Splice vaults located in roads or other sloped areas will be installed so that the concrete base and lid are at the slope of the surrounding area. Vaults placed in roads will not be located in areas normally traversed by vehicle wheels. The inspector must approve all vaults installed at a slope.
 - C.Transformer vaults and switchgear vaults will be installed with the bottom of the lid at final grade. The lid will be level.
 - D.Where transformer and switchgear vaults are set into hillsides or sloped cuts, the downhill side of the vault will be graded according to C above. The slope behind the vault will be laid back sufficiently to prohibit soil or rocks from sloughing onto the vault. If the slope cannot be laid back far enough, a retaining wall shall be constructed behind the vault at the direction of the inspector.
 - E.All vault pads will be placed on the vaults at the time of vault installation to protect the public and wildlife, unless otherwise instructed by the inspector. The holes through transformer and switchgear pads will be covered at the time of vault installation with concrete pieces supplied by Holy Cross Energy, unless otherwise instructed by the inspector.
 - F.Large vault pieces shall be jointed with a tar type sealant provided by Holy Cross Energy, with the exception of the vault lid, at the direction of the inspector.
- Holes knocked in vaults for conduit installation shall be as small as possible and shall be grouted closed on the outside of the vault prior to backfill.
- Conduit shall enter vaults perpendicular to the vault wall, at least 2" from any adjacent walls and at least 2" above the vault base. There shall be a minimum separation of 1" between conduits. See vault drawings.
- Conduit will extend 4" into the vault (measured from the inside wall of the vault) after backfilling is complete.
- Ground rods in vaults for underground cable installation shall be laid in the trench with the conduits. The end of the rod shall extend approximately 6" into the vault through the conduit knockout. The rod will have a 45° bend located approximately 3" from the vault end, with the bend going away from the conduits. The bent end of the rod must be far enough from the vault wall to allow crimping the grounding conductor onto the rod. The rod must be at least 2" from the conduit at its entrance into the vault. See vault drawings.
- After the vault has been set, pipes extended in and grouted and the ground rod is in place, vaults shall be swept out removing all dirt or rocks. Cleanup shall be completed to the satisfaction of the inspector prior to cable installation being scheduled.
- Pedestals for other utilities shall not be located closer than 10' to a vault on sides where transformers or switchgear will have access doors. Pedestals shall not be located closer than 5' to a vault on sides where the pad-mounted equipment will not have access doors.

III. SECONDARY JUNCTION BOXES

- The developer, owner or electrician shall install the secondary junction box according to Holy Cross Energy specifications and directions
- Secondary junction boxes shall be installed in the position determined by a Holy Cross Engineering or Operations representative.
- Secondary junction boxes shall be installed on level ground and backfilled around the outside to the ground level mark on the outside of the secondary junction box (see attached drawing on the detail sheets), note that the interior ground level will be below the exterior, no fill shall be placed inside the junction box. Backfill shall be done after the HCE wire is installed.
- The secondary junction box location shall be over-excavated by 6" and bedded with a 6" depth of 3/4" gravel to allow for improved access for future conduits and wires.
- The party responsible for installation of the secondary junction box shall confirm the secondary conduit entrance location with Holy Cross. Failure to install the conduit as directed by Holy Cross may result in the need for the conduit to be moved/reinstalled.
- Secondary conduit sizes shall be limited to no larger than 3" diameter and limited to no more than 6 consumer conduits per pedestal.
- The conduit shall be cut off no more than 3" above and no less than 2" above the interior ground line.
- It is recommended that the consumers conduit inside the junction box be sealed with foam to prevent dirt from entering conduit.
- The electrician shall pull in enough wire to leave 18" of excess above the top of the secondary junction box when the lid is off.

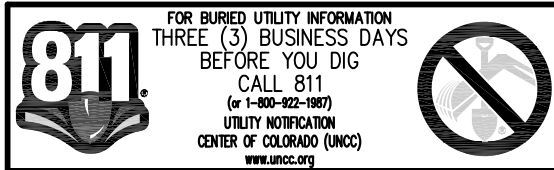
HAYMEADOW
BOOSTER PUMP STATION
CIVIL NOTES

DESIGNED	REF	DRAWN	CHECKED	JOB NO.	DATE
				53480.15	06/27/2023
NO.	DATE	REVISIONS	BY	REVISIONS	DATE
	06/19/2024	GRADING PERMIT SUBMITTAL	RIF		

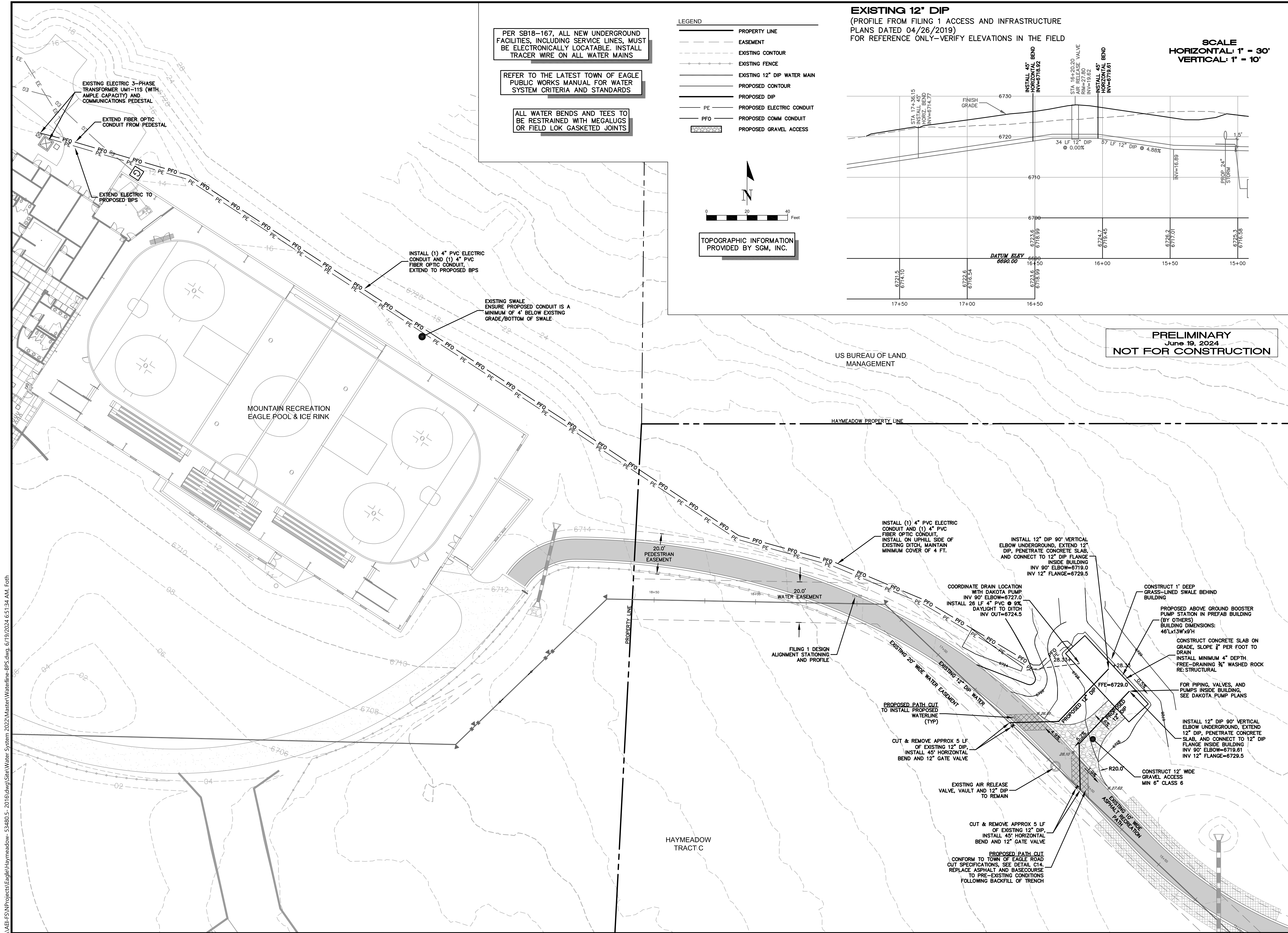
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PRELIMINARY
June 19, 2024
NOT FOR CONSTRUCTION



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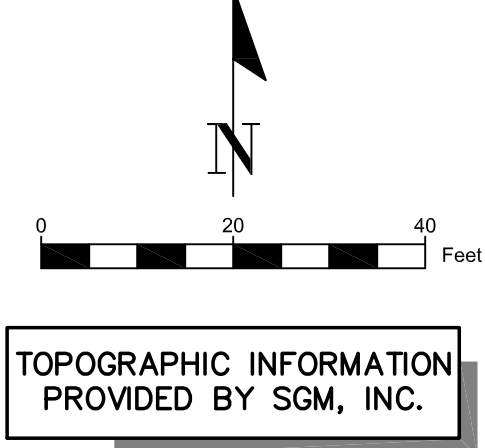


PER SB18-167, ALL NEW UNDERGROUND FACILITIES, INCLUDING SERVICE LINES, MUST BE ELECTRONICALLY LOCATABLE. INSTALL TRACER WIRE ON ALL WATER MAINS

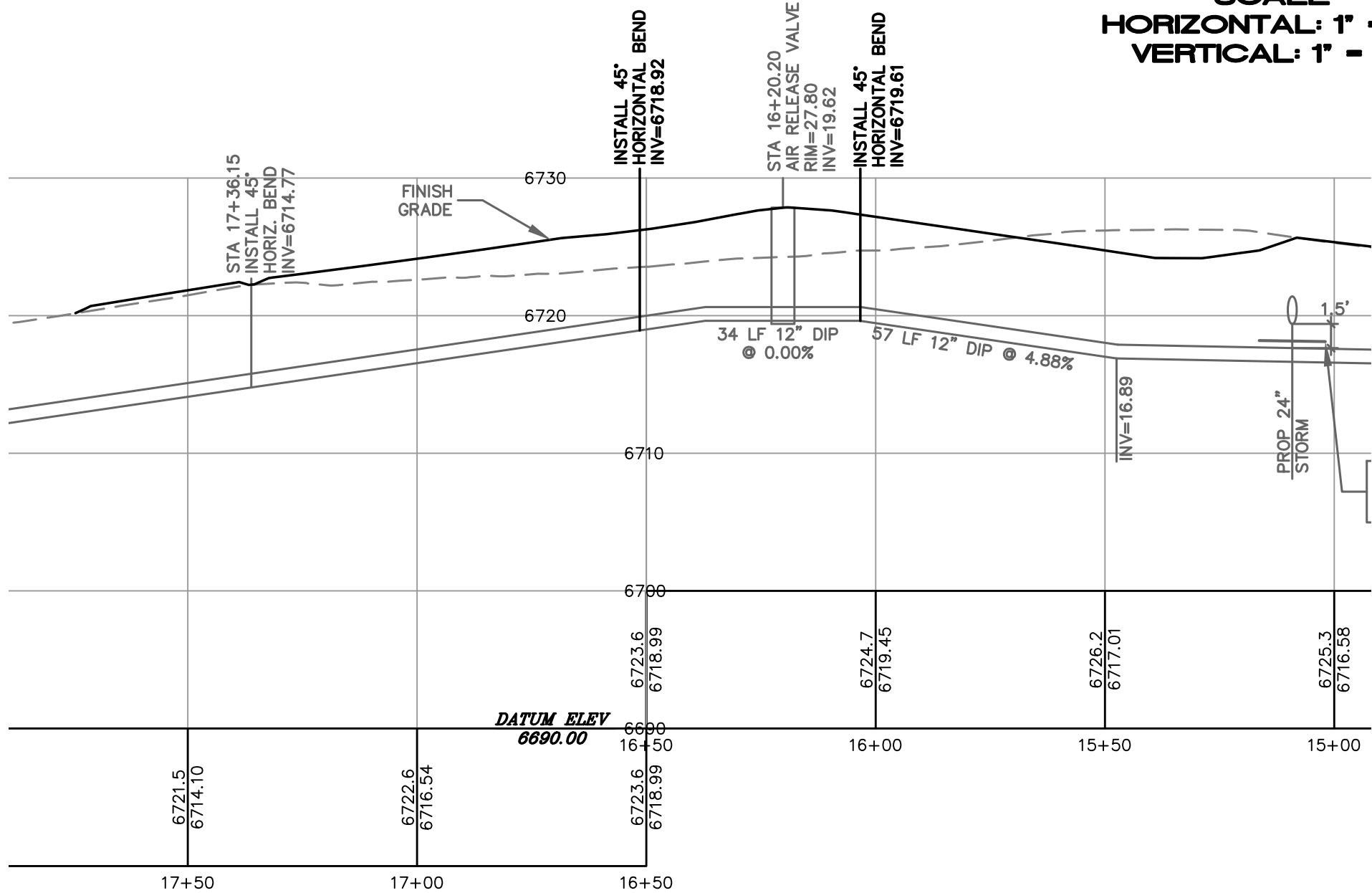
REFER TO THE LATEST TOWN OF EAGLE PUBLIC WORKS MANUAL FOR WATER SYSTEM CRITERIA AND STANDARDS

ALL WATER BENDS AND TEES TO BE RESTRAINED WITH MEGALUGS OR FIELD LOK GASKETED JOINTS

- LEGEND
- PROPERTY LINE
 - EASEMENT
 - EXISTING CONTOUR
 - EXISTING FENCE
 - EXISTING 12" DIP WATER MAIN
 - PROPOSED CONTOUR
 - PROPOSED DIP
 - PE PROPOSED ELECTRIC CONDUIT
 - PFO PROPOSED COMM CONDUIT
 - PROPOSED GRAVEL ACCESS



EXISTING 12" DIP
(PROFILE FROM FILING 1 ACCESS AND INFRASTRUCTURE PLANS DATED 04/26/2019)
FOR REFERENCE ONLY-VERIFY ELEVATIONS IN THE FIELD



SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 10'

PRELIMINARY
June 19, 2024
NOT FOR CONSTRUCTION

ALPINE
ENGINEERING INC.
34510 HWY 14 UNIT A9, PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

COLORADO LICENSED
06/19/2024
6366
PROFESSIONAL ENGINEER

HAYMEADOW BOOSTER PUMP STATION

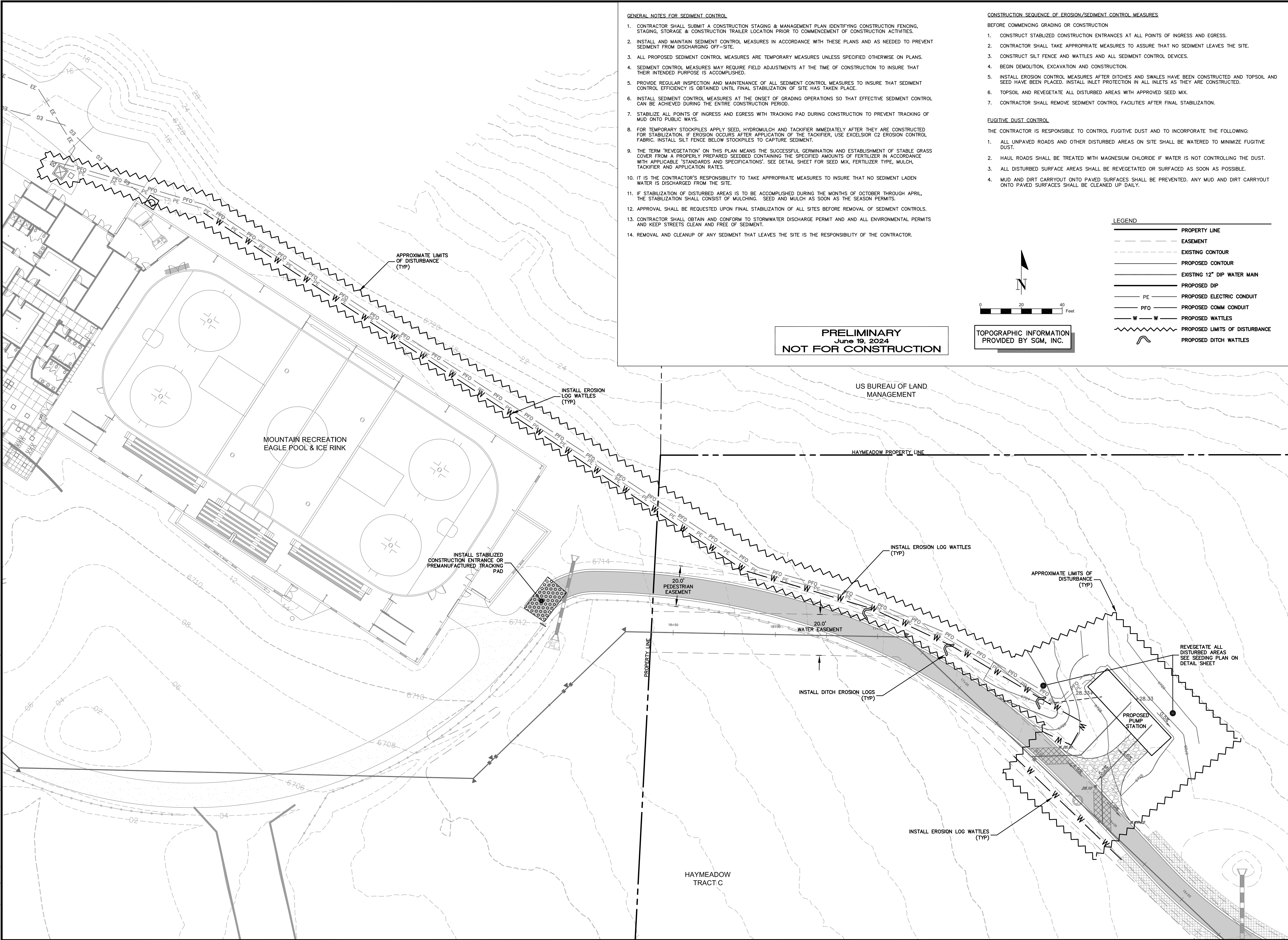
SITE PLAN

NO.	DATE	REVISIONS	BY
	06/19/2024	GRADING PERMIT SUBMITTAL	REF

DESIGNED	REF	DRAWN	REF	CHECKED	MCW	JOB NO.	53480.15	DATE	06/27/2023
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ALPINE
ENGINEERING INC.
34410 HWY 10 UNIT A9, PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

06/19/2024
6366
PROFESSIONAL ENGINEER

HAYMEADOW
BOOSTER PUMP STATION
SEDIMENT CONTROL PLAN

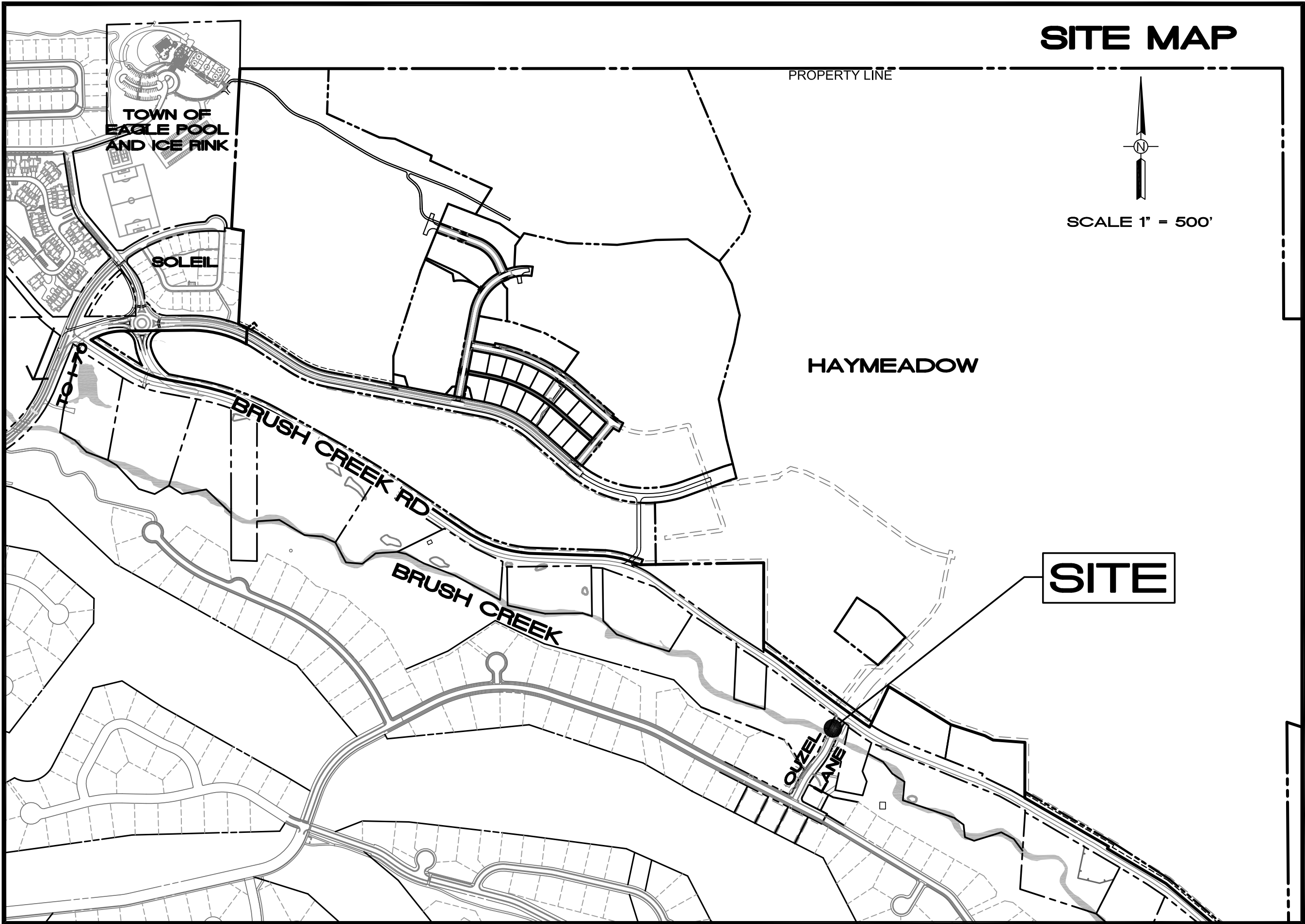
DESIGNED	REF	DATE	REVISIONS	BY
DRAWN	REF	06/19/2024	GRADING PERMIT SUBMITTAL	REF
CHECKED	MCW			
JOB NO.	53480.15			
DATE	06/27/2023			

SHEET
C2.2

HAYMEADOW
OUZEL LANE WATER CONNECTION
GRADING PERMIT
EAGLE, COLORADO
JUNE 2024
FOR CONSTRUCTION

GENERAL NOTES

- The Contractor shall notify Alpine Engineering, Inc., the Owner, and Town of Eagle (TOE) Public Works Dept. at least 48 hours prior to any construction. The Contractor shall coordinate all work with Alpine Engineering, Inc. and the Town of Eagle.
- Safety is the responsibility of the Contractor. The Engineer is not responsible for safety in, on, or about the project site, nor for compliance by the appropriate party with any regulations relating hereto.
- It is the Contractor's responsibility to obtain (and conform to) all proper construction permits as required, including Town of Eagle Right-of-Way Permit, Army Corps of Engineers Permit, CDPHE dewatering permit, and any other permits applicable prior to commencing work.
- All construction activity must comply with the State of Colorado Permitting Process for "Stormwater Discharges associated with Construction Activities." For information, contact the Colorado Department of Health and Environment, Water Quality Control Division, WQCD-PE-82, attention: Permits and Enforcement Section, phone (303)692-3590.
- The Contractor shall conform to all Town of Eagle rules, regulations, and stipulations while accessing through or working in the Town. Contractor to operate within TOE standard construction hours and best practices. Additional working days, such as Sunday, contractor shall contact TOE for extended hours. Emergencies excluded such as broken utility pipe.
- All materials and workmanship shall be subject to inspection by the Town and/or their representatives, and Alpine Engineering, Inc. The Town reserves the right to accept or reject any such materials and workmanship that do not conform to the approved drawings and/or district standards or specifications.
- All construction shall conform to Town standards and specifications and be subject to construction observation by their representatives. Copies of town standards must be obtained by the Contractor. Contractor shall have one (1) copy of the plans and one (1) copy of the appropriate specifications on the job site at all times.
- Observations of the work in progress and on-site visits are not to be construed as a guarantee or warranty by the Engineer of the Contractor's contractual responsibilities.
- Alpine Engineering, Inc., assumes no responsibility for utility locations. It is the Contractor's responsibility to field verify the location of all utilities prior to commencement of any construction.
- It is the Contractor's responsibility to prepare and submit a Traffic Control Plan, as a requirement of the Town of Eagle's Road Cut Permit, and submit to the Town's Engineer prior to construction. The plan shall show existing and proposed traffic signs, existing and proposed crosswalk striping, construction limits, fencing and access, and vehicle tracking control measures.
- The Contractor shall maintain traffic at all times to the satisfaction of the Town of Eagle. The Contractor shall minimize traffic disruptions and provide adequate safety precautions to ensure public safety. Street closures shall be kept to a minimum length of time. There shall be no material storage on Town or Eagle County Streets or property.
- The Contractor shall minimize all off site tracking. All soil tracked off site shall be immediately cleaned up to the satisfaction of the Town of Eagle. Install stabilized construction entrance prior to commencement of any construction activities.
- Temporary entrances to to have proper tracking pad, erosion control, and signage, accordingly.
- Temporary toilets and trash to be added and subtracted throughout. Placement may be adjacent to current activities within the area of disturbance in order to ensure best practices.
- The Contractor shall control fugitive dust at the site. Contractor to use water truck to reduce dust, and must pay special attention to dust around adjacent properties. Refer to notes on Erosion Control Plan.
- The Owner or Engineer will designate staging areas.
- The Contractor shall take all appropriate precautions to significantly reduce any potential pollution caused by his activities, including vehicle fueling, storage of fertilizers or chemicals, etc. The Contractor shall have identified procedures for handling potential pollutants and have identified spill prevention and response procedures prior to any activities at the project site and shall comply with the conditions and requirements of the CDPHE stormwater management permit and plan.
- The Contractor shall maintain existing drainage channels, culverts, and appurtenances during construction as necessary to protect roads and property.
- The Contractor shall protect and preserve all trees, bushes, shrubs, and ground cover in a manner acceptable to the Town.
- All excavating for roadway, retaining walls, drainage facilities and other trenches shall meet OSHA requirements.
- Groundwater is likely at the site and if encountered the Contractor shall contact the Town of Eagle, Alpine Engineering, Inc., and the Project Geotechnical Engineer immediately (CTL Thompson). Groundwater flow must be eliminated in all utility trenches prior to backfilling.
- Topographic information was provided by SGM, Inc. (May 2023). Contractor to preserve existing survey monumentation where possible.
- Basis of Bearings: Based on an assumed bearing of N89°57'47"E the line between Corner 2 of Tract 38 a 2 1/2" USGLO Brass Cap on a 1" diameter iron pipe and Corner 1 of said Tract 38 a 2 1/2" Aluminum Cap on a 3/4" rebar as shown hereon.
- Vertical Information/Datum: Elevation information shown hereon is based upon GPS observations utilizing OPUS, Geoid 12B to derive the NAD83 elevation of 6739.5' at the top of a 3/4" rebar and 2" aluminum cap stamped 33655, as shown hereon.



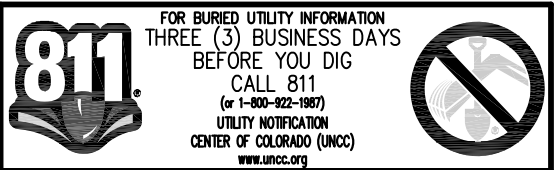
SHEET INDEX

CIVIL COVER SHEET	C1.0
CIVIL NOTES	C1.1
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DEMOLITION PLAN	C1.3
WATER PLAN & PROFILE	C2.1
BRIDGE CROSSING PLAN & PROFILE	C2.2
SHALLOW UTILITY PLAN	C3.1
SEDIMENT CONTROL PLAN	C4.1
WATER DETAILS	C5.1
BRIDGE CROSSING DETAILS	C5.2
SEDIMENT CONTROL DETAILS	C5.3

PROJECT CONTACTS

DEVELOPER, ABRIKA PROPERTIES, LLC	(954) 802-0752
PLANNER, RANGE CONSULTING, LLC: MICHAEL HOOD (michael@rangeconsultingllc.com)	(970) 331-4492
CIVIL ENGINEER, ALPINE ENGINEERING: ROSA FOTH (foth@alpinecivil.com)	(970) 926-3373
SURVEYING, SGM-INC.: SCOTT HEMMEN (scotth@sgm-inc.com)	(970) 384-8013
ECOLOGIST, BIRCH ECOLOGY, LLC: HEATHER HOUSTON (heather@birchecology.com)	(720) 350-2530
TOWN OF EAGLE, ENGINEERING: RYAN JOHNSON (ryan.johnson@townofeagle.org)	(970) 445-0847
TOWN OF EAGLE, PUBLIC WORKS: TOM GOSIOROWSKI (tom.gosiorowski@townofeagle.org)	(970) 328-6547
COMCAST (PHONE/CATV): GREG AYLESWORTH (Gregory_Aylesworth@comcast.com)	(720) 557-0060
BLACK HILLS ENERGY: PAUL FICKLIN (paul.ficklin@blackhillscorp.com)	(970) 309-2432
HOLY CROSS ENERGY (ELECTRIC): KEITH HERNANDEZ (khermandez@holycross.com)	(970) 947-5439
LUMEN (PHONE/CATV): JASON SHARPE (jason.sharpe@lumen.com)	(970) 309-2973
GEOTECHNICAL ENGINEER, CTL: RYAN BARBONE (rbarbone@ctlthompson.com)	(970) 453-2047

THIS WATER CONNECTION DESIGN CONNECTS THE HAYMEADOW DEVELOPMENT TO THE EAGLE RANCH ZONE 2 AND PROVIDES ADEQUATE WATER PRESSURES FOR 20% BUILDOUT. REFER TO MOTT McDONALD 'HAYMEADOW DEVELOPMENT TECHNICAL MEMO' DATED AUGUST 2023. DESIGN OF THE BOOSTER PUMP STATION AND BUILDING (PROPOSED LOCATION ACROSS FROM BIKE PARK) IS A SEPARATE SET OF PLANS.



HAYMEADOW
OUZEL LANE WATERLINE
COVER SHEET

DESIGNED	REF	NO.	DATE	REVISIONS	BY
DRAWN	REF		01/16/2024	GRADING PERMIT SUBMITTAL	REF
CHECKED	MCW		03/20/2024	RESPONSE TO TOWN COMMENTS	REF
JOB NO.	53480.15		05/22/2024	RESPONSE TO TOWN COMMENTS #2	REF
DATE	06/27/2023		06/04/2024	FOR CONSTRUCTION	REF

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GRADING AND DRAINAGE NOTES

1. All work performed for this project including storm drains and culverts shall be constructed in accordance with Eagle County Site Development Standards (Article 4 of Eagle County Land Use Regulations) and the project Technical Specifications.
2. All drain pipes shall be installed with the required bedding.
3. Elevations shown are at pipe invert unless otherwise stated.
4. All standard storm drain structures are subject to modification by the Engineer to meet field requirements.
5. Where any part of the storm drain system is located in a fill section, provide fill material compacted to 95% AASHTO T99 density from the original undisturbed ground up to structure bottom slabs and pipe bedding.
6. Inlet boxes to be oversized to accommodate pipe size where necessary. Provide traffic load rated inlet box and top slab to accommodate grate and frame for oversized boxes.
7. Pipe lengths indicated are slope lengths measured along the centerline of pipe from inside face of box to inside face of box.
8. Ditch revegetation and ditch protective linings will require field adjustment during construction to account for varying soil conditions. Revegetation and linings will be evaluated after ditches are constructed.
9. Curb and gutters shall be installed in such a manner as to insure positive drainage in all areas, as shown.
10. Grading adjacent to buildings shall slope away from the building at a rate of 6" in 10' per the geotechnical report. The ground surface surrounding the exterior of the buildings shall be grade to slope away from the foundation in all directions.
11. Direct downspout drainage away from building foundation or to storm per Geotechnical Engineer.
12. The Contractor shall maintain existing drainage channels, culverts, and appurtenances during construction as necessary to protect roads and property.
13. The Contractor shall remove all topsoil and man placed fill prior to commencement of construction.
14. Proof roll subgrade in all hardscape areas prior to installing basecourse and pavement. Compact subgrade and basecourse to 95% standard proctor density at moisture content within 2% of optimum, per Geotechnical Report.

DRAINAGE NOTES:

1. All storm drains and culverts shall be constructed in accordance with the Technical Specifications.
2. All new underground facilities must be electronically locatable per SB 18–167.
3. Types of structures refer to the Colorado Department of Transportation M and S Standards, CDOT Standard Specifications, or are included on the details sheets.
4. Alpine Engineering, Inc., assumes no responsibility for utility locations. It is the Contractor's responsibility to field verify the location of all utilities prior to commencement of any construction.
5. All drain pipes shall be installed with the required bedding.
6. Elevations shown are at pipe invert unless otherwise shown.
7. All standard storm drain structures are subject to modification by the Engineer to meet field requirements.
8. Contractor to provide Culvert Outlet Protection (see details) at storm drain and culvert outfalls unless otherwise noted.
9. All storm drain and culvert outfalls to have End Sections.
10. All Reinforced Concrete Pipe shall be Class 3 unless noted otherwise. All Reinforced Concrete Pipe Joints (RCP) shall utilize Type R-4 Rubber Gasket Joints which shall be in accordance with AASHTO M198 and ASTM C443 (standard specifications for joints for circular concrete pipe using rubber gaskets).
11. Pipe lengths indicated are slope lengths measured along the centerline of pipe from inside face of box (or manhole) to inside face of box (or manhole).
12. Pipe lengths for last run at outfalls do not include the Flared End Section.
13. Storm drainage facilities shall be periodically inspected and maintained in order to assure that they are functioning properly.

CONSTRUCTION NOTES

1. Town of Eagle (TOE) Fire Department (FD) Knox Lock to be placed at each entrance for after hours FD access.
2. Temporary entrances to have proper tracking pad and erosion control devices. Install signage accordingly.
3. Temporary toilets and trash to be added and subtracted throughout. Placement may be adjacent to current activities within the area of disturbance in order to ensure best practices.
4. Contractor to use water truck to reduce dust as needed.
5. Contractor to use future roads and recreation paths to best of their ability to reduce the need for additional temporary haul roads.
6. Contractor to operate within TOE standard construction hours and best practices. Additional working days, such as Sunday, contractor shall contact TOE for extended hours. Emergencies excluded such as broken utility pipe.
7. Contractor to preserve existing survey monumentation where possible.

WATER SYSTEM NOTES:

1. Water construction shall conform to the latest standards and specifications per the Town of Eagle Public Works Manual and CDPHE Design Criteria.
2. All new underground facilities must be electronically locatable per SB 18–167.

HOLY CROSS ENERGY NOTES:

TRENCH AND CONDUIT

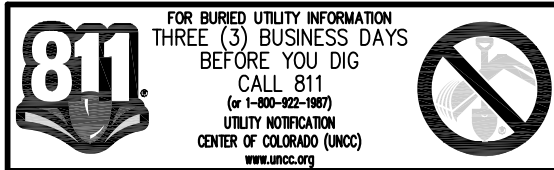
1. The developer or contractor will contact Holy Cross Energy before conduit and vault installation begins to schedule a pre-construction meeting with the project inspector.
2. Changes in power facility construction from that shown on the project plans will not be made without advance approval from the Holy Cross Energy inspector.
3. Holy Cross Energy material shall not be moved from the project to which it was assigned without the advance approval of the inspector and the completion of necessary paperwork. Holy Cross Energy material shall not be installed for any use other than construction of power facilities.
4. All roads will be built to subgrade and all drainages will be constructed to grade before any vaults or conduits are installed.
5. All trench will be excavated deep enough to ensure that the top of installed power facilities will be 48" below final grade. Special care must be taken to insure that the top of conduits will be 48" below the bottom of drainage ditches and all other low areas.
6. Trench will be as straight as possible between vaults and shall have a smooth bottom free from low and high spots. Six inches of road base will be placed the entire length of the trench and well compacted prior to conduit installation. When placed in the trench, the conduit shall be in continuous contact with the compacted road base with no hold down weight added. Twelve inches of road base, as measured from the top of the conduit, will be placed on the conduit and well compacted prior to returning any native backfill to the trench. Large rocks shall not be placed directly on the road base layer. Care must be taken to avoid conduit damage during backfill and compaction; conduits found to be unusable at the time of power cable installation will be repaired by the developer or contractor before power can be made available.
7. Power facilities to be placed parallel to deeper utilities will have a horizontal separation from the deeper utility greater than the depth of such utility below final grade less four feet (see attached drawing). When crossing a deeper utility is unavoidable, the crossing will be made as close to perpendicular as possible.
8. Power line conduits will be installed with a minimum separation of 12" from all other new or existing underground utility lines. Wherever possible, this separation will be horizontal. The power line separation from plastic gas lines will be greater than this minimum wherever practicable. Power line conduits will be located deeper in the trench than the facilities of all other utilities unless the inspector grants a waiver prior to the start of construction.
9. Backfill and compaction above the road base layer will be as required by the governmental entity or other party having jurisdiction. Conduit bell ends will not be allowed in the vaults. Holy Cross Energy will supply factory couplers, 90°, 45°, and 22-1/2° elbows as needed for job. Non-factory bends and heated bends will not be allowed. No more than two 90° elbows will be allowed in a conduit run of 500 feet. The conduit shall run straight between factory bends. Allowed bends must be further than 5' from a vault. Factory elbows supplied must be used intact; they cannot be cut to make a lesser bend. Bells will not be cut off conduit sticks to use as couplers. Holy Cross Energy elbows and pipe will be used only for the power facility installation.
10. The conduit will not be backfilled without the Holy Cross Energy inspector seeing all joints unless the inspector gives prior permission. All joints shall be completely seated to the line marked on the male end of the conduit after sufficient glue is applied to both conduits being joined, even in areas where the trench cannot be excavated completely straight. Glue in the joint shall be allowed to completely dry prior to any stress being applied to the conduit on either side of the joint. Trench backfilled without the inspector viewing each joint or giving prior permission to cover the conduit will be re-excavated to expose the conduit, or the contractor will put a camera through each conduit in the span which was prematurely backfilled to The camera verification will be witnessed by the Holy Cross Energy inspector. Verify the joint seating and conduit condition.
11. Individual conduits shall enter each vault at a consistent location. There is to be no crossing of conduits in the trench.
12. Both ends of a conduit run shall be securely plugged at the time of installation with Holy Cross Energy supplied material. Conduit ending outside a vault shall be marked with a 4" x 4" post or other approved method.
13. Red trench marking tape will be supplied by Holy Cross Energy and shall be installed 18" to 24" above the conduit during backfill.
14. At completion of the job, the inspector will do a final inspection. If the job does not meet with Holy Cross Energy's specifications or the approval of inspector, service will not be provided until specifications are met.

II. VAULTS.

1. Vaults shall be installed as follows:
 - A. Splice vaults shall be installed with the manhole lid grade being slightly above final grade of the surrounding area, except when the vault is in a roadway, the manhole lid grade shall match the grade of the finished roadway surface.
 - B. Splice vaults located in roads or other sloped areas will be installed so that the concrete base and lid are at the slope of the surrounding area. Vaults placed in roads will not be located in areas normally traversed by vehicle wheels. The inspector must approve all vaults installed at a slope.
 - C. Transformer vaults and switchgear vaults will be installed with the bottom of the lid at final grade. The lid will be level.
 - D. Where transformer and switchgear vaults are set into hillsides or sloped cuts, the downhill side of the vault will be graded according to C above. The slope behind the vault will be laid back sufficiently to prohibit soil or rocks from sloughing onto the vault. If the slope cannot be laid back far enough, a retaining wall shall be constructed behind the vault at the direction of the inspector.
 - E. All vault pads will be placed on the vaults at the time of vault installation to protect the public and wildlife, unless otherwise instructed by the inspector. The holes through transformer and switchgear pads will be covered at the time of vault installation with concrete pieces supplied by Holy Cross Energy, unless otherwise instructed by the inspector.
 - F. Large vault pieces shall be jointed with a tar type sealant provided by Holy Cross Energy, with the exception of the vault lid, at the direction of the inspector.
2. Holes knocked in vaults for conduit installation shall be as small as possible and shall be grouted closed on the outside of the vault prior to backfill.
3. Conduit shall enter vaults perpendicular to the vault wall, at least 2" from any adjacent walls and at least 2" above the vault base. There shall be a minimum separation of 1" between conduits. See vault drawings.
4. Conduit will extend 4" into the vault (measured from the inside wall of the vault) after backfilling is complete.
5. Ground rods in vaults for underground cable installation shall be laid in the trench with the conduits. The end of the rod shall extend approximately 6" into the vault through the conduit knockout. The rod will have a 45° bend located approximately 3" from the vault end, with the bend going away from the conduits. The bent end of the rod must be far enough from the vault wall to allow crimping the grounding conductor onto the rod. The rod must be at least 2" from the conduit at its entrance into the vault. See vault drawings.
6. After the vault has been set, pipes extended in and grouted and the ground rod is in place, vaults shall be swept out removing all dirt or rocks. Cleanup shall be completed to the satisfaction of the inspector prior to cable installation being scheduled.
7. Pedestals for other utilities shall not be located closer than 10' to a vault on sides where transformers or switchgear will have access doors. Pedestals shall not be located closer than 5' to a vault on sides where the pad-mounted equipment will not have access doors.

III. SECONDARY JUNCTION BOXES

1. The developer, owner or electrician shall install the secondary junction box according to Holy Cross Energy specifications and directions
2. Secondary junction boxes shall be installed in the position determined by a Holy Cross Engineering or Operations representative.
3. Secondary junction boxes shall be installed on level ground and backfilled around the outside to the ground level mark on the outside of the secondary junction box (see attached drawing on the detail sheets), note that the interior ground level will be below the exterior, no fill shall be placed inside the junction box. Backfill shall be done after the HCE wire is installed.
4. The secondary junction box location shall be over-excavated by 6" and bedded with a 6" depth of 3/4" gravel to allow for improved access for future conduits and wires.
5. The party responsible for installation of the secondary junction box shall confirm the secondary conduit entrance location with Holy Cross. Failure to install the conduit as directed by Holy Cross may result in the need for the conduit to be moved/reinstalled.
6. Secondary conduit sizes shall be limited to no larger than 3" diameter and limited to no more than 6 consumer conduits per pedestal.
7. The conduit shall be cut off no more than 3" above and no less than 2" above the interior ground line.
8. It is recommended that the consumers conduit inside the junction box be sealed with foam to prevent dirt from entering conduit.
9. The electrician shall pull in enough wire to leave 18" of excess above the top of the secondary junction box when the lid is off.



HAYMEADOW
OUZEL LANE WATERLINE
CIVIL NOTES

DESIGNED	REF	DATE	REVISIONS	BY
DRAWN	REF	01/16/2024	GRADING PERMIT SUBMITTAL	REF
CHECKED	MOW	03/20/2024	RESPONSE TO TOWN COMMENTS	REF
JOB NO.	53480.15	05/22/2024	RESPONSE TO TOWN COMMENTS #2	REF
DATE	06/27/2023	06/04/2024	FOR CONSTRUCTION	REF

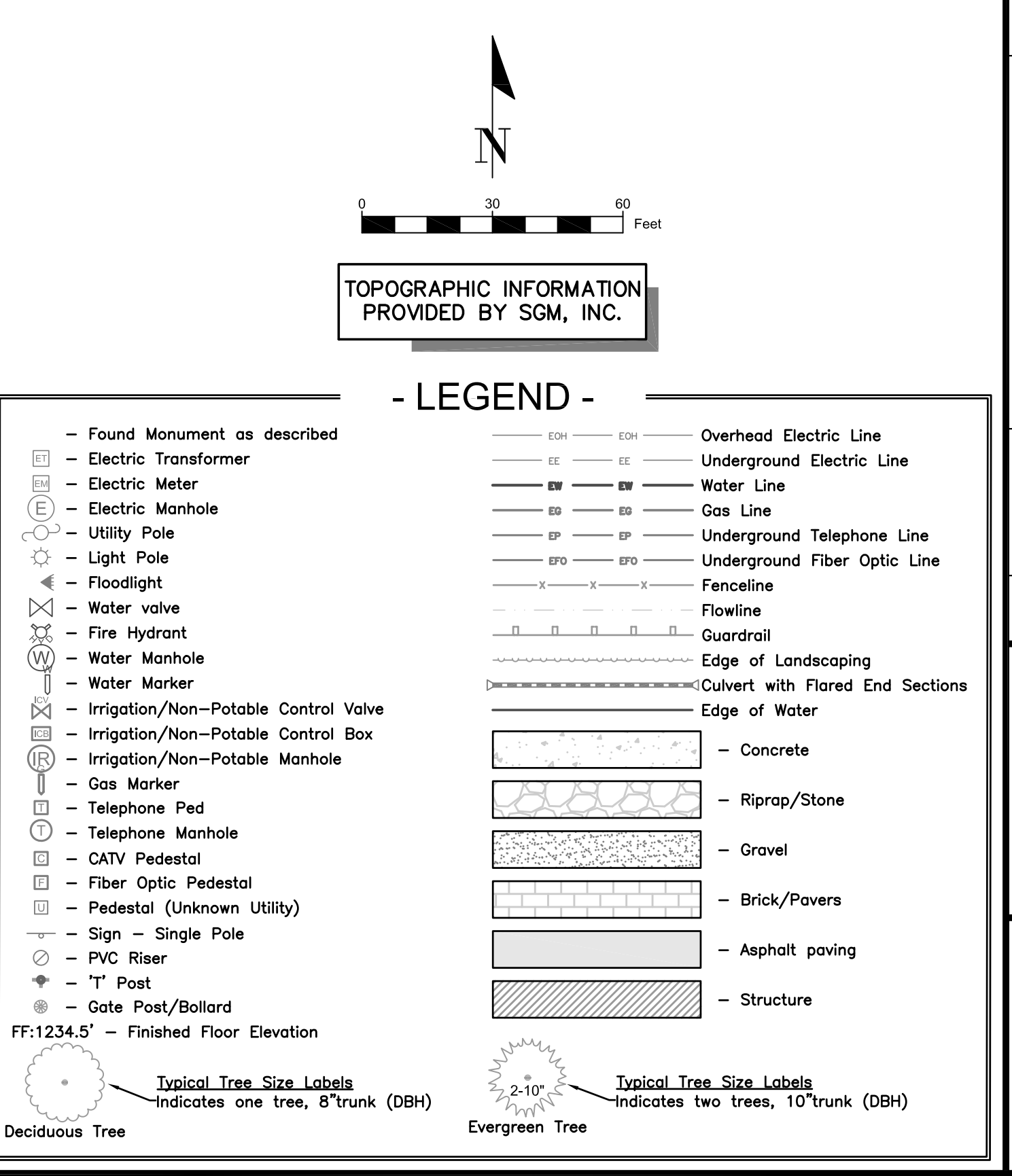
SHEET
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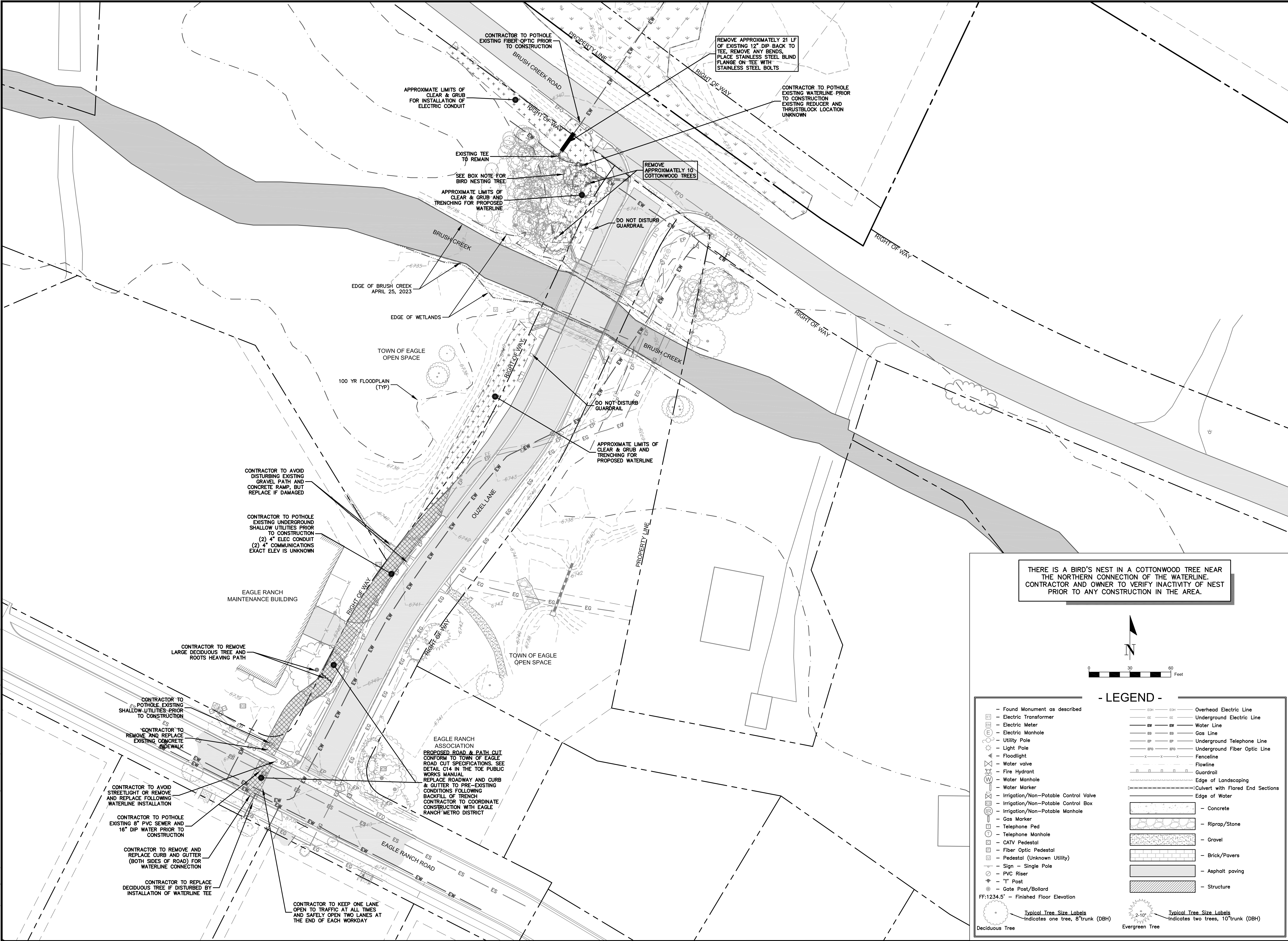
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	05/22/2024	RESPONSE TO TOWN COMMENTS #2	RIF
	06/04/2024	FOR CONSTRUCTION	RIF

DESIGNED	RIF
DRAWN	RIF
CHECKED	MCW
JOB NO.	53480.15
DATE	06/27/2023

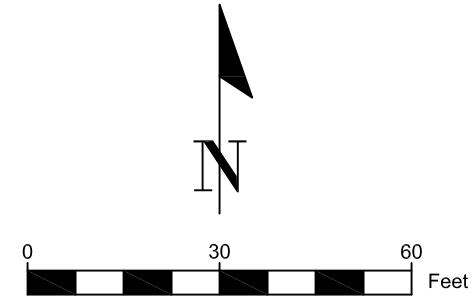
SHEET
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THERE IS A BIRD'S NEST IN A COTTONWOOD TREE NEAR THE NORTHERN CONNECTION OF THE WATERLINE. CONTRACTOR AND OWNER TO VERIFY INACTIVITY OF NEST PRIOR TO ANY CONSTRUCTION IN THE AREA.



- LEGEND -

- | | | | |
|--|--------------------------------------|--|--|
| | Found Monument as described | | Overhead Electric Line |
| | Electric Transformer | | Underground Electric Line |
| | Electric Meter | | Water Line |
| | Electric Manhole | | Gas Line |
| | Utility Pole | | Underground Telephone Line |
| | Light Pole | | Underground Fiber Optic Line |
| | Floodlight | | Fence line |
| | Water valve | | Flowline |
| | Fire Hydrant | | Guardrail |
| | Water Manhole | | Edge of Landscaping |
| | Water Marker | | Culvert with Flared End Sections |
| | Irrigation/Non-Potable Control Valve | | Edge of Water |
| | Irrigation/Non-Potable Control Box | | Concrete |
| | Irrigation/Non-Potable Manhole | | Riprap/Stone |
| | Gas Marker | | Gravel |
| | Telephone Ped | | Brick/Pavers |
| | Telephone Manhole | | Asphalt paving |
| | CATV Pedestal | | Structure |
| | Fiber Optic Pedestal | | |
| | Pedestal (Unknown Utility) | | |
| | Sign - Single Pole | | |
| | PVC Riser | | |
| | T Post | | |
| | Gate Post/Bollard | | |
| | Finished Floor Elevation | | |
| | Deciduous Tree | | Typical Tree Size Labels
Indicates one tree, 8" trunk (DBH) |
| | | | Evergreen Tree
Indicates two trees, 10" trunk (DBH) |

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HAYMEADOW

OUZEL LANE WATERLINE

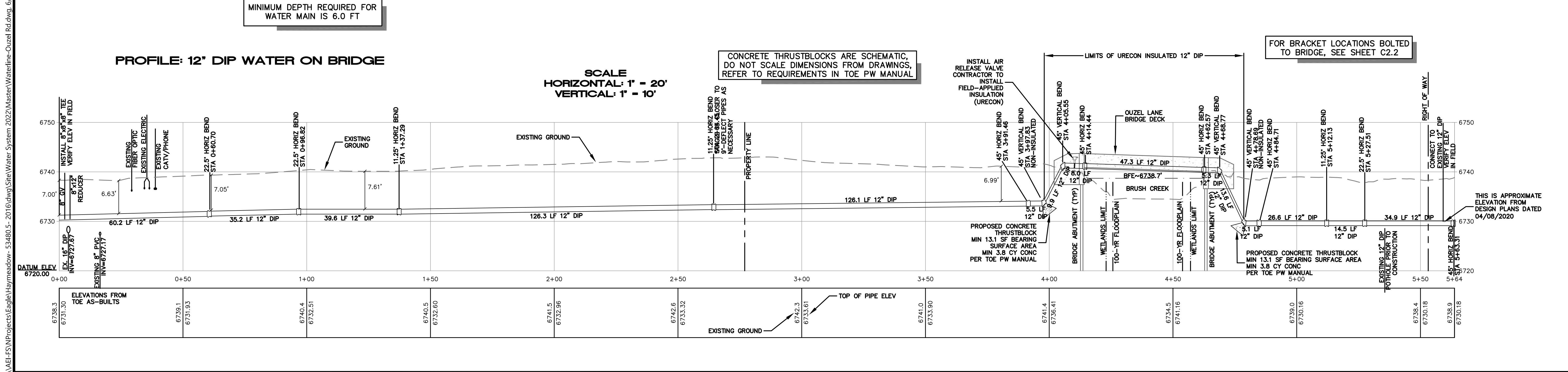
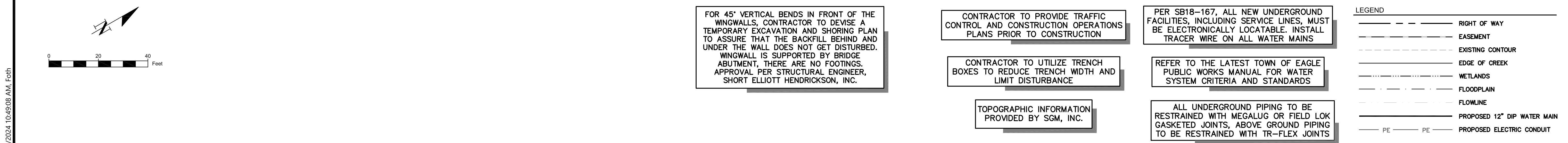
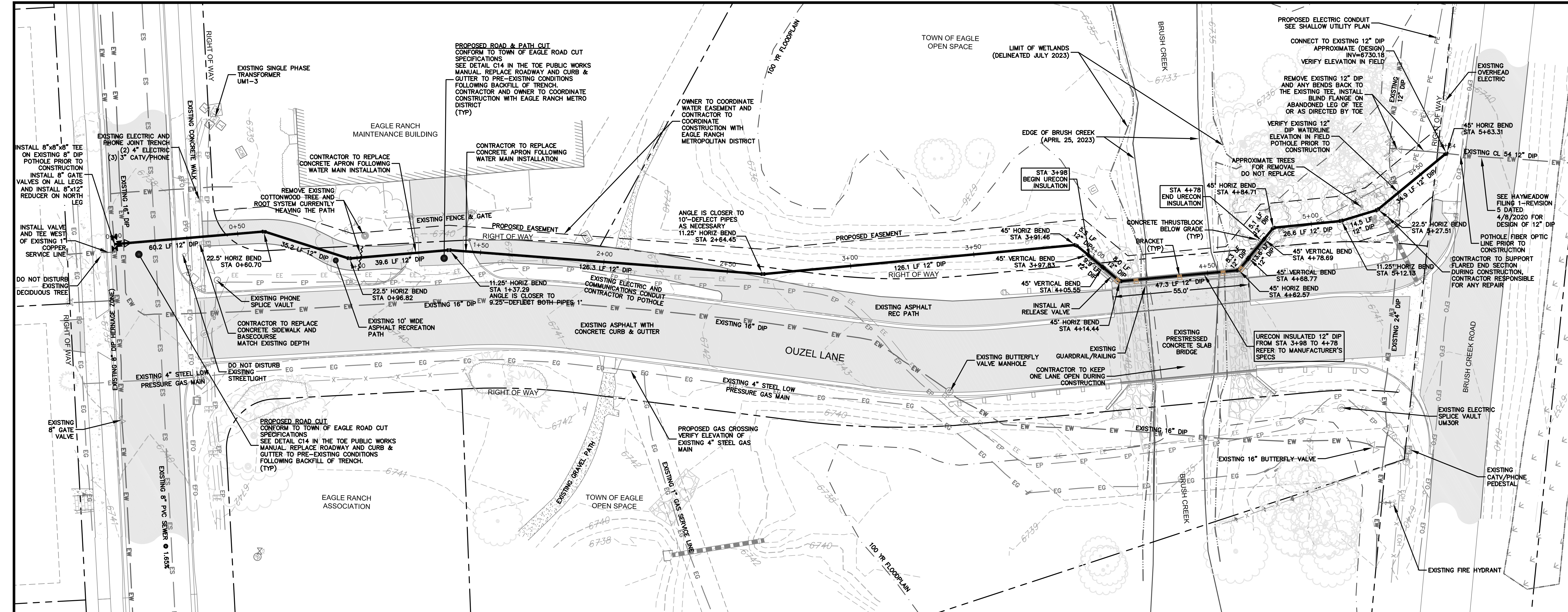
DEMOLITION PLAN

NO.	DATE	REVISIONS	BY
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	03/20/2024	RESPONSE TO TOWN COMMENTS	RIF
	05/22/2024	RESPONSE TO TOWN COMMENTS #2	RIF
	06/04/2024	FOR CONSTRUCTION	RIF

DESIGNED RIF	
DRAWN RIF	
CHECKED MCW	
JOB NO. 53480.15	
DATE 06/27/2023	

SHEET
C1.3

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6366

COLORED & SIGNED
PROFESSIONAL SEAL

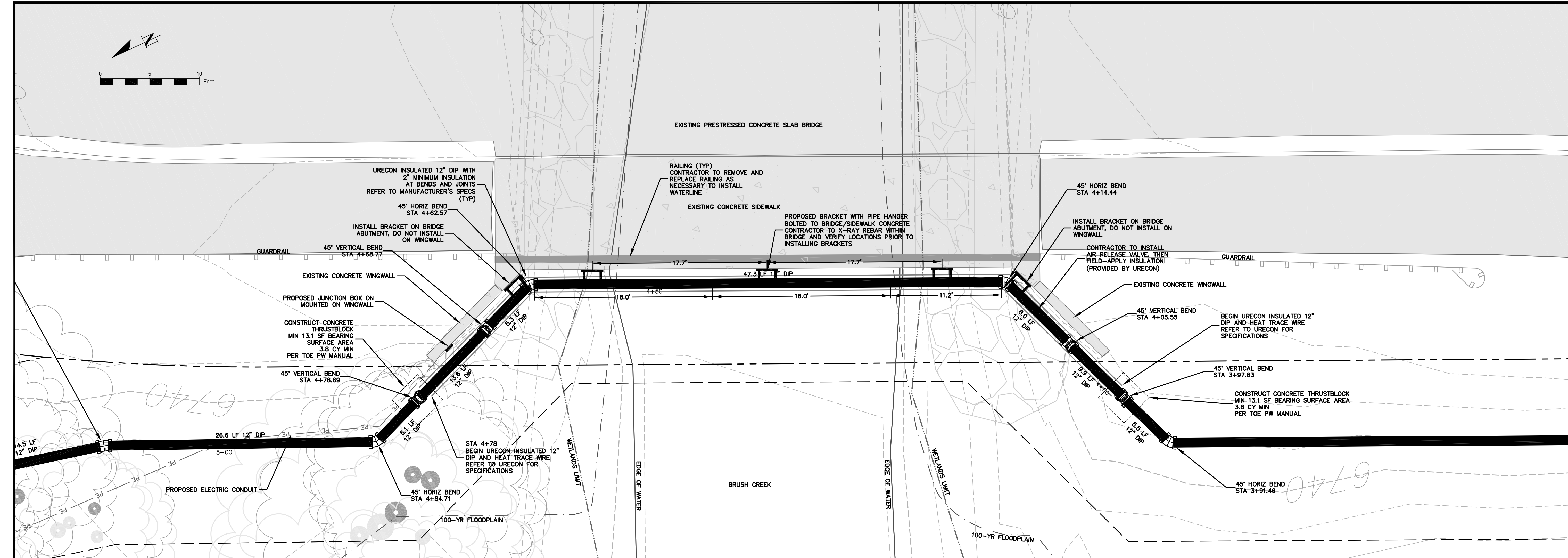
HAYMEADOW
OUZEL LANE
WATERLINE
WATER PLAN & PROFILE

DESIGNED	REF	NO.	DATE	REVISIONS
DRAWN	REF	01/16/2024	GRADING PERMIT SUBMITTAL	BY
CHECKED	MOW	03/20/2024	RESPONSE TO TOWN COMMENTS	REF
JOB NO.	53480.15	05/22/2024	RESPONSE TO TOWN COMMENTS #2	REF
DATE	06/27/2023	06/04/2024	FOR CONSTRUCTION	REF

SHEET
C2.1

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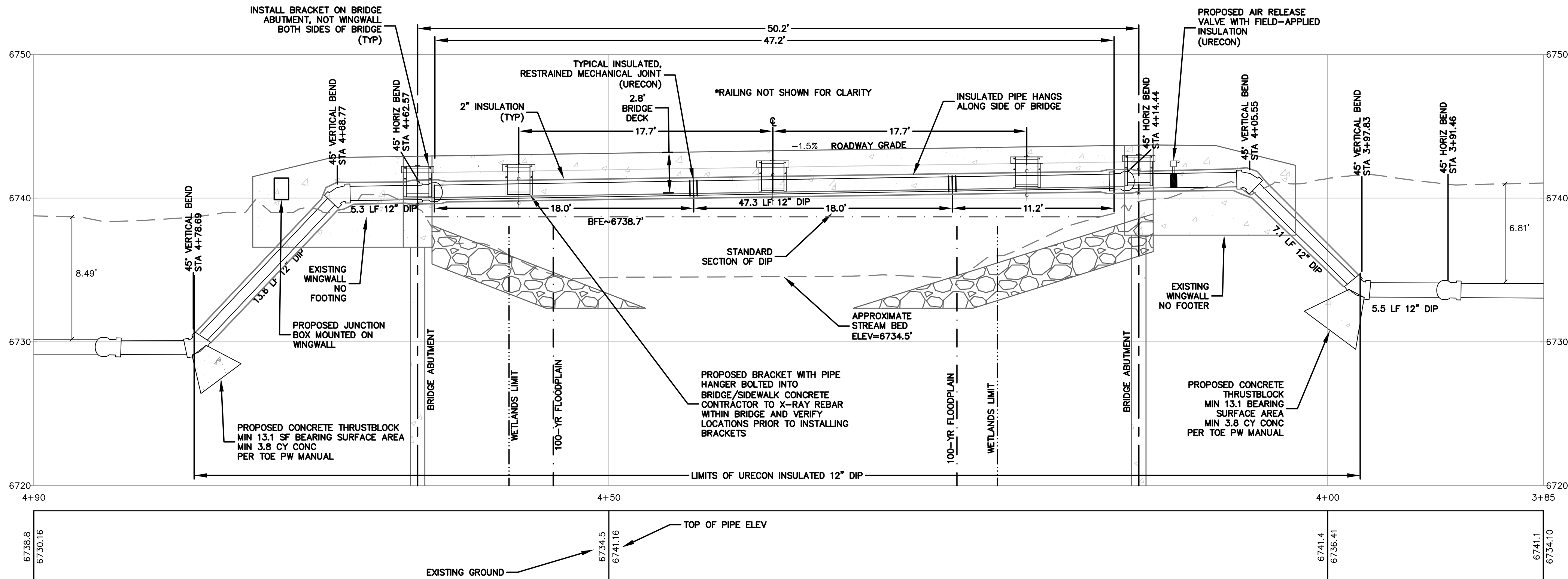
PROFILE: 12" DIP WATER ON BRIDGE

SCALE
HORIZONTAL: 1" = 5'
VERTICAL: 1" = 5'

CONCRETE THRUSTBLOCKS ARE SCHEMATIC,
DO NOT SCALE DIMENSIONS FROM DRAWINGS,
REFER TO REQUIREMENTS IN TOE PW MANUAL

FOR 45° VERTICAL BENDS IN FRONT OF THE
WINGWALLS, CONTRACTOR TO DEVISE A
TEMPORARY EXCAVATION AND SHORING PLAN TO
ASSURE THAT THE BACKFILL BEHIND AND
UNDER THE WALL DOES NOT GET DISTURBED.
WINGWALL IS SUPPORTED BY BRIDGE
ABUTMENT, THERE ARE NO FOOTINGS.
APPROVAL PER STRUCTURAL ENGINEER,
SHORT ELLIOTT HENDRICKSON, INC.

ALL UNDERGROUND PIPING TO BE
RESTRAINED WITH MEGALUG OR FIELD LOK
GASKETED JOINTS, ABOVE GROUND PIPING
TO BE RESTRAINED WITH TR-FLEX JOINTS



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6366
Professional Engineer

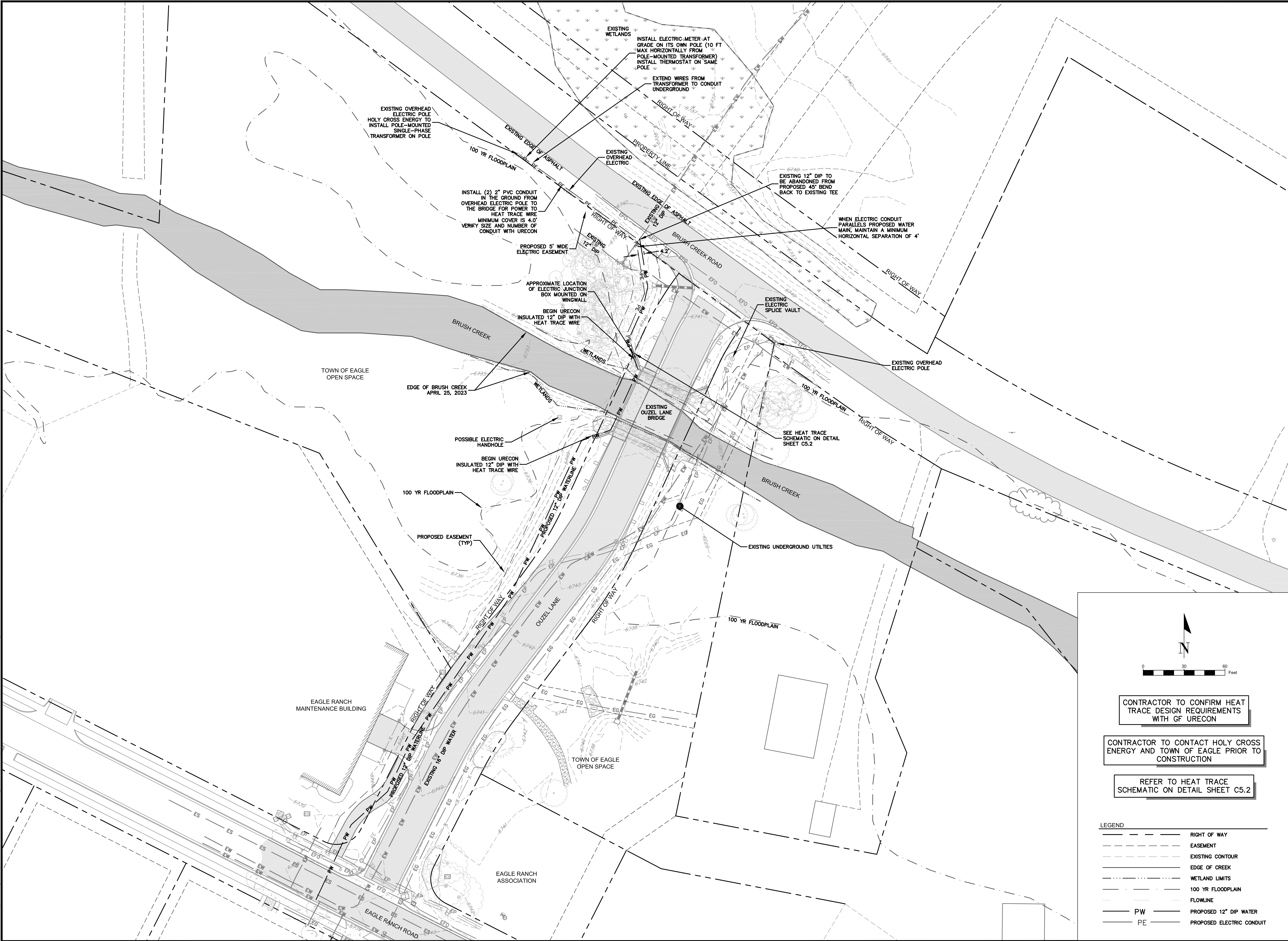
HAYMEADOW
OUZEL LANE WATERLINE
BRIDGE CROSSING
PLAN & PROFILE

DESIGNED	REF	BY	REVISIONS	DATE	NO.
DRAWN	REF	REF	GRADING PERMIT SUBMITTAL	01/16/2024	
CHECKED	MOW	REF	RESPONSE TO TOWN COMMENTS	03/20/2024	
JOB NO.	53480.15	REF	RESPONSE TO TOWN COMMENTS #2	05/22/2024	
DATE	06/27/2023	REF	FOR CONSTRUCTION	06/04/2024	

SHEET
C2.2

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030 Feet

030

060

CONTRACTOR TO CONFIRM HEAT TRACE DESIGN REQUIREMENTS WITH GF URECON

CONTRACTOR TO CONTACT HOLY CROSS ENERGY AND TOWN OF EAGLE PRIOR TO CONSTRUCTION

REFER TO HEAT TRACE SCHEMATIC ON DETAIL SHEET C5.2

LEGEND

RIGHT OF WAY

EASEMENT

EXISTING CONTOUR

EDGE OF CREEK

WETLAND LIMITS

100 YR FLOODPLAIN

FLOWLINE

PW

PE

PROPOSED 12" DIP WATER

PROPOSED ELECTRIC CONDUIT

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ENGINEERING INC.

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06/04/2024

63667

PROFESSIONAL ENGINEER

HAYMEADOW

OUZEL LANE WATERLINE

SHALLOW UTILITY PLAN

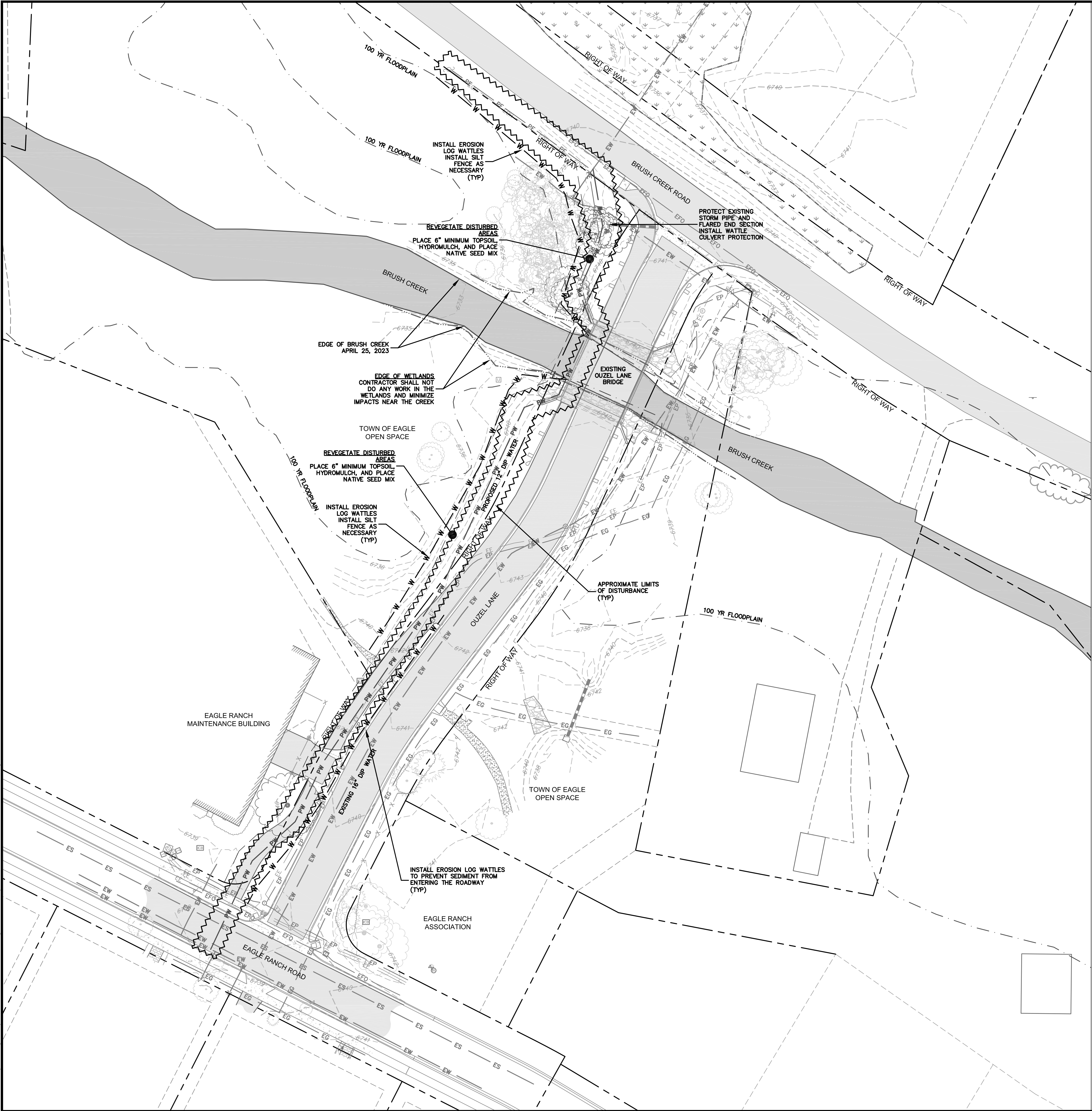
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RIF	RESPONSE TO TOWN COMMENTS	03/20/2024		RIF			
RIF	RESPONSE TO TOWN COMMENTS #2	05/22/2024		MCW			
RIF	FOR CONSTRUCTION	06/04/2024					

SHEET

C3.1

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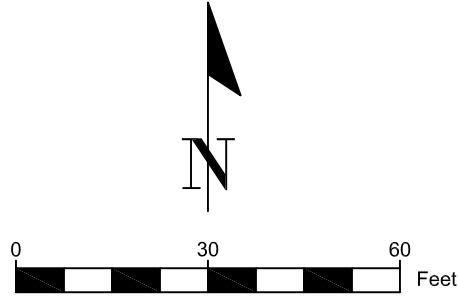


- GENERAL NOTES FOR SEDIMENT CONTROL**
- CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING & MANAGEMENT PLAN IDENTIFYING CONSTRUCTION FENCING, STAGING, STORAGE & CONSTRUCTION TRAILER LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 - INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE.
 - ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
 - SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO INSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
 - PROVIDE REGULAR INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES TO INSURE THAT SEDIMENT CONTROL EFFICIENCY IS OBTAINED UNTIL FINAL STABILIZATION OF SITE HAS TAKEN PLACE.
 - INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
 - STABILIZE ALL POINTS OF INGRESS AND EGRESS WITH TRACKING PAD DURING CONSTRUCTION TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
 - FOR TEMPORARY STOCKPILES APPLY SEED, HYDROMULCH AND TACKIFIER IMMEDIATELY AFTER THEY ARE CONSTRUCTED FOR STABILIZATION. IF EROSION OCCURS AFTER APPLICATION OF THE TACKIFIER, USE EXCELSIOR C2 EROSION CONTROL FABRIC. INSTALL SILT FENCE BELOW STOCKPILES TO CAPTURE SEDIMENT.
 - THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS. REFER TO DETAIL SHEET FOR SEED MIX, FERTILIZER TYPE, MULCH, TACKIFIER AND APPLICATION RATES.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE APPROPRIATE MEASURES TO INSURE THAT NO SEDIMENT LADEN WATER IS DISCHARGED FROM THE SITE.
 - IF STABILIZATION OF DISTURBED AREAS IS TO BE ACCOMPLISHED DURING THE MONTHS OF OCTOBER THROUGH APRIL, THE STABILIZATION SHALL CONSIST OF MULCHING, SEED AND MULCH AS SOON AS THE SEASON PERMITS.
 - APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES BEFORE REMOVAL OF SEDIMENT CONTROLS.
 - CONTRACTOR SHALL OBTAIN AND CONFORM TO STORMWATER DISCHARGE PERMIT AND ALL ENVIRONMENTAL PERMITS AND KEEP STREETS CLEAN AND FREE OF SEDIMENT.
 - REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.

- CONSTRUCTION SEQUENCE OF EROSION/SEDIMENT CONTROL MEASURES**
- BEFORE COMMENCING GRADING OR CONSTRUCTION
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT ALL POINTS OF INGRESS AND EGRESS.
 - CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ASSURE THAT NO SEDIMENT LEAVES THE SITE.
 - CONSTRUCT SILT FENCE AND WATTLES AND ALL SEDIMENT CONTROL DEVICES.
 - BEGIN DEMOLITION, EXCAVATION, AND CONSTRUCTION.
 - INSTALL EROSION CONTROL MEASURES AFTER DITCHES AND SWALES HAVE BEEN CONSTRUCTED AND TOPSOIL AND SEED HAVE BEEN PLACED. INSTALL INLET PROTECTION IN ALL INLETS AS THEY ARE CONSTRUCTED.
 - TOPSOIL AND REVEGETATE ALL DISTURBED AREAS WITH APPROVED SEED MIX.
 - CONTRACTOR SHALL REMOVE SEDIMENT CONTROL FACILITIES AFTER FINAL STABILIZATION.

- FUGITIVE DUST CONTROL**
- THE CONTRACTOR IS RESPONSIBLE TO CONTROL FUGITIVE DUST AND TO INCORPORATE THE FOLLOWING:
- ALL UNPAVED ROADS AND OTHER DISTURBED AREAS ON SITE SHALL BE WATERED TO MINIMIZE FUGITIVE DUST.
 - HAUL ROADS SHALL BE TREATED WITH MAGNESIUM CHLORIDE IF WATER IS NOT CONTROLLING THE DUST.
 - ALL DISTURBED SURFACE AREAS SHALL BE REVEGETATED OR SURFACED AS SOON AS POSSIBLE.
 - MUD AND DIRT CARRYOUT ONTO PAVED SURFACES SHALL BE PREVENTED. ANY MUD AND DIRT CARRYOUT ONTO PAVED SURFACES SHALL BE CLEANED UP DAILY.

CONTRACTOR TO DISCUSS MEANS AND METHODS AT THE PRE-CONSTRUCTION MEETING FOR APPROVAL BY TOE TO ENSURE BRUSH CREEK IS NOT DISTURBED AND THAT NO SEDIMENT ENTERS THE CREEK FROM CONSTRUCTION ACTIVITIES



LEGEND	
	RIGHT OF WAY
	EASEMENT
	EXISTING CONTOUR
	EDGE OF CREEK
	WETLAND LIMITS
	100 YR FLOODPLAIN
	FLOWLINE
	LIMITS OF DISTURBANCE
	EROSION LOG WATTLES
	DITCH EROSION LOGS

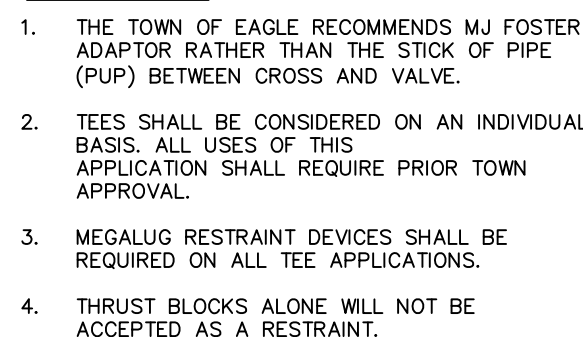


HAYMEADOW
OUZEL LANE WATERLINE
SEDIMENT CONTROL PLAN

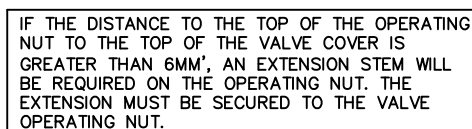
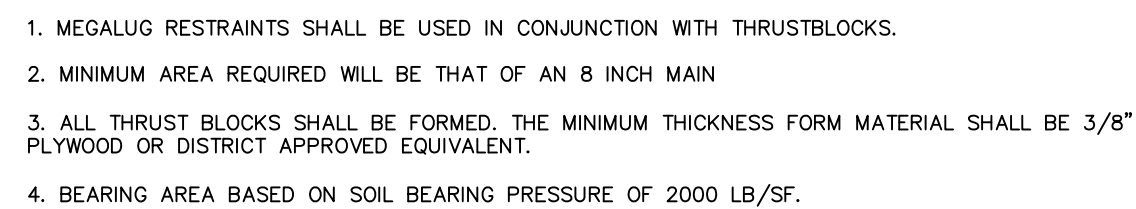
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	03/20/2024	RESPONSE TO TOWN COMMENTS	RIF
	05/22/2024	RESPONSE TO TOWN COMMENTS #2	RIF
	06/04/2024	FOR CONSTRUCTION	RIF

DESIGNED	RIF
DRAWN	RIF
CHECKED	MCW
JOB NO.	53480.15
DATE	06/27/2023

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C4.1



NOTE: PIPE LARGER THAN 12" TO BE SPECIFICALLY DESIGNED BY ENGINEER. FORMS SHALL BE 3/8" PLYWOOD



SIZE OF PIPE	BENDS				TEE OR DEAD END
	11-1/4"	22-1/2"	45°	90°	
4"	1.3	2.5	2.5	4	6.4
6"	1.3	2.5	5.0	9.0	6.4
8"	1.3	2.5	5.0	9.0	6.4
10"	1.9	3.8	7.4	13.7	9.7
12"	2.7	5.4	10.5	19.3	13.7
16"	4.7	9.3	19.1	33.6	23.8
20"	7.2	14.3	28.0	51.8	36.6

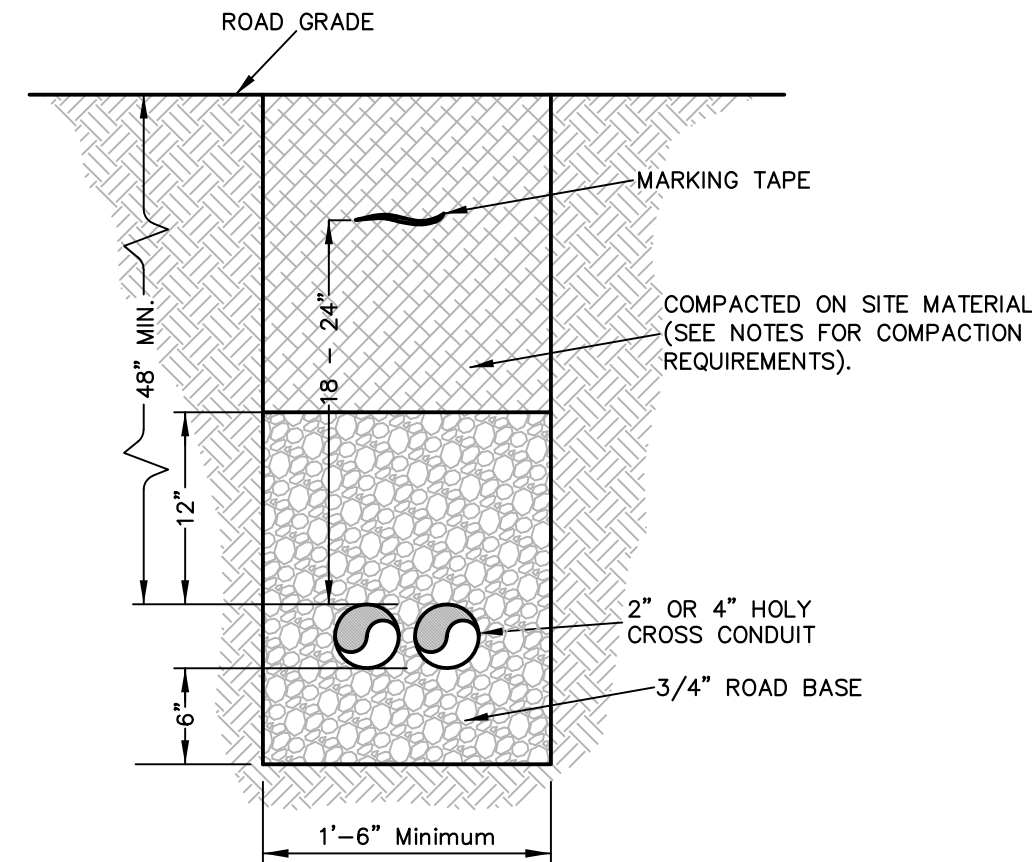
SIZE OF PIPE	BENDS				TEE OR DEAD END
	11-1/4"	22-1/2"	45"	90"	
4"	1.6	3.1	4	4	8.0
6"	1.6	3.1	6.2	11.4	8.0
8"	1.6	3.1	6.2	11.4	8.0
10"	2.4	4.7	9.25	17.1	12.0
12"	3.4	6.7	13.1	24.2	17.1
16"	5.8	11.6	22.7	42.0	29.7
20"	9.0	17.9	35.0	64.8	45.8

HAYMEADOW

OUZEL LANE WATERLINE

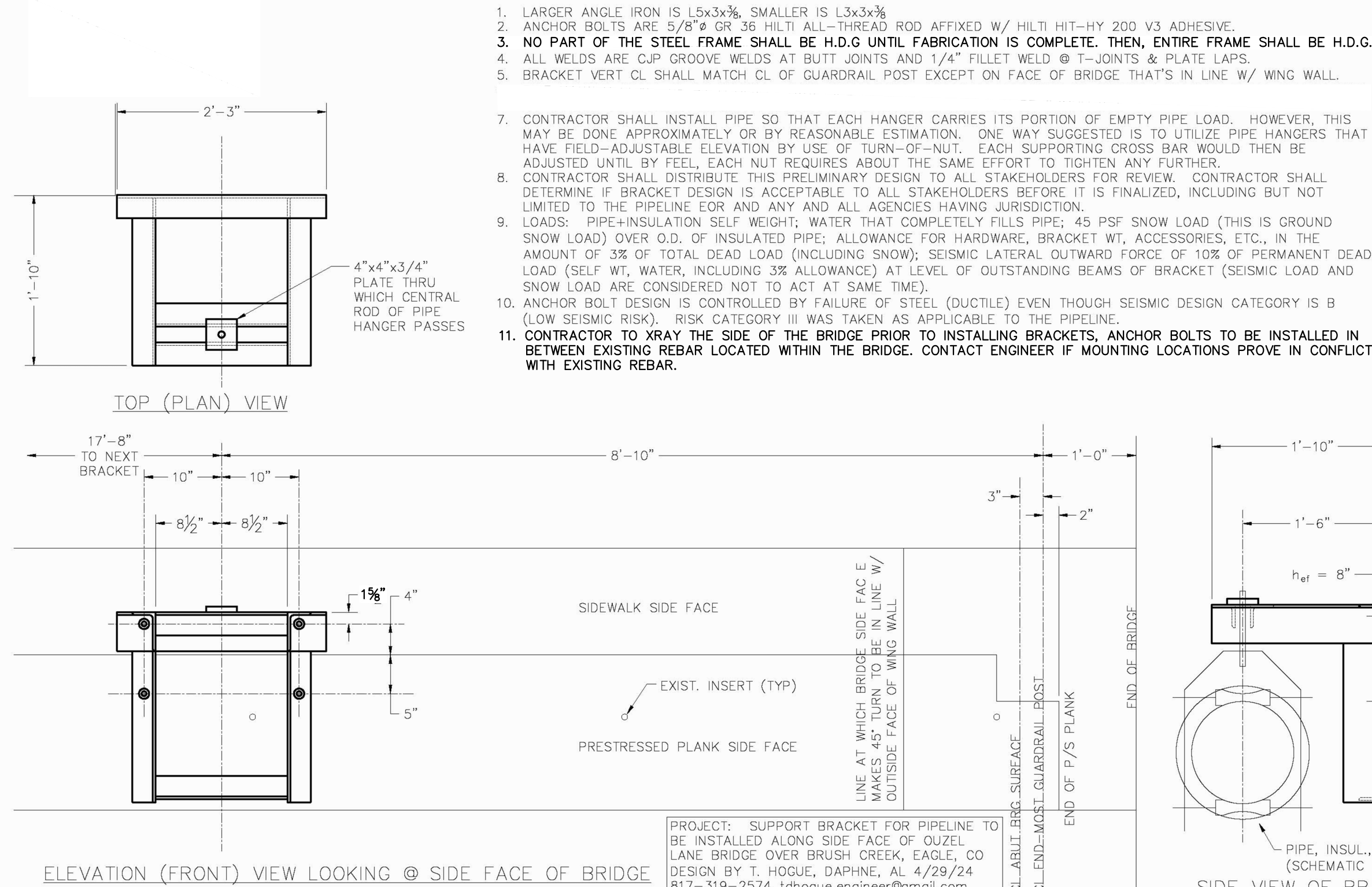
WATER DETAILS

\\AEL-FSV\Projects\Eagle\Haymeadow- 53480.5 - 2016.dwg\Site\Water System 2022\Master Details.dwg, 6/4/2024 11:24:37 AM, Foth



- NOTES:
1. TOP OF CONDUIT TO BE 48" BELOW FINISHED GRADE.
 2. PLACE 6" OF 3/4" ROAD BASE ALONG BOTTOM OF TRENCH AND COMPACT PRIOR TO INSTALLATION OF CONDUIT.
 3. 12" OF 3/4" ROAD BASE, AS MEASURED FROM THE TOP OF THE CONDUIT, WILL BE PLACED ON THE CONDUIT AND WELL COMPACTED PRIOR TO RETURNING ANY NATIVE BACKFILL TO THE TRENCH.
 4. MARKING TAPE SHALL BE INSTALLED 18" TO 24" ABOVE THE CONDUIT DURING BACKFILL.

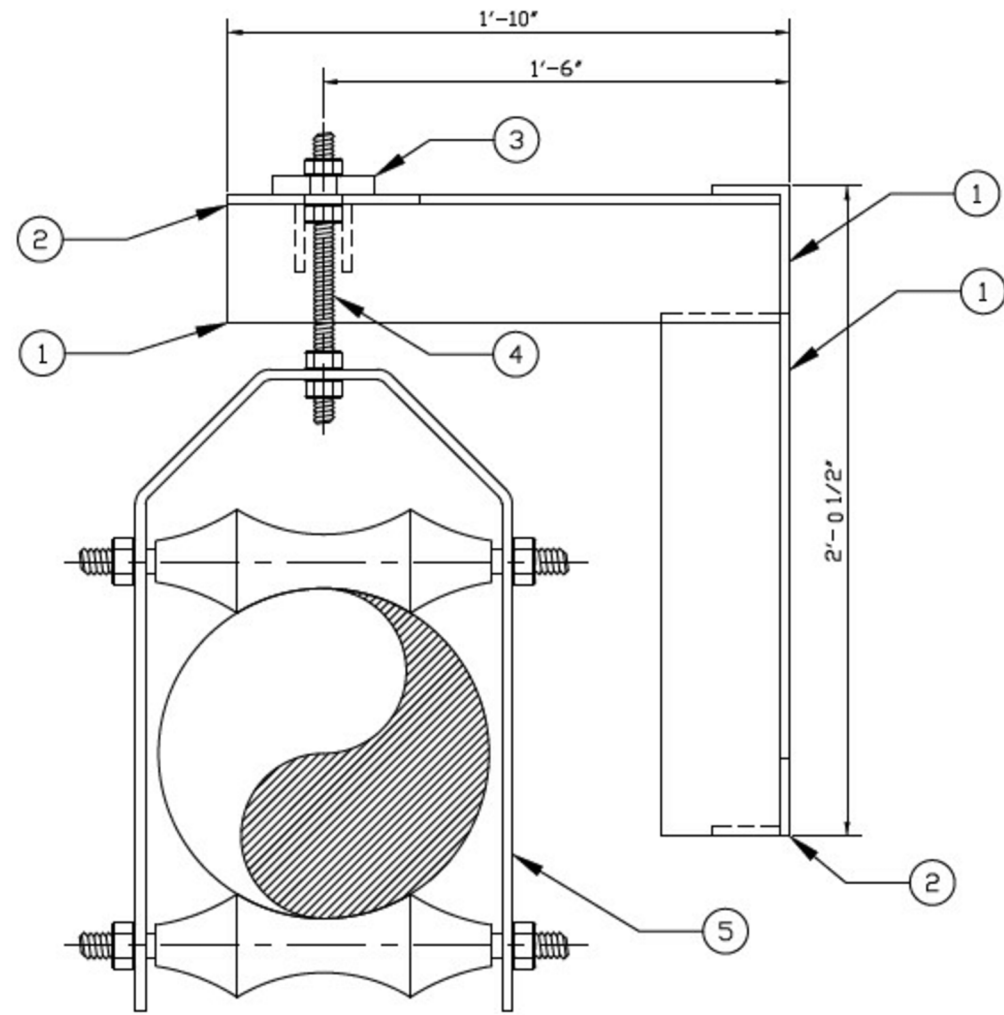
A HOLY CROSS ENERGY TRENCH DETAIL



1. LARGER ANGLE IRON IS L5x3x3/8, SMALLER IS L3x3x3/8
2. ANCHOR BOLTS ARE 5/8" GR 36 HILTI ALL-THREAD ROD AFFIXED W/ HILTI HIT-HY 200 V3 ADHESIVE.
3. NO PART OF THE STEEL FRAME SHALL BE H.D.G UNTIL FABRICATION IS COMPLETE. THEN, ENTIRE FRAME SHALL BE H.D.G.
4. ALL WELDS ARE CJP GROOVE WELDS AT BUTT JOINTS AND 1/4" FILLET WELD @ T-JOINTS & PLATE LAPS.
5. BRACKET VERT CL SHALL MATCH CL OF GUARDRAIL POST EXCEPT ON FACE OF BRIDGE THAT'S IN LINE W/ WING WALL.
7. CONTRACTOR SHALL INSTALL PIPE SO THAT EACH HANGER CARRIES ITS PORTION OF EMPTY PIPE LOAD. HOWEVER, THIS MAY BE DONE APPROXIMATELY OR BY REASONABLE ESTIMATION. ONE WAY SUGGESTED IS TO UTILIZE PIPE HANGERS THAT HAVE FIELD-ADJUSTABLE ELEVATION BY USE OF TURN-OF-NUT. EACH SUPPORTING CROSS BAR WOULD THEN BE ADJUSTED UNTIL BY FEEL, EACH NUT REQUIRES ABOUT THE SAME EFFORT TO TIGHTEN ANY FURTHER.
8. CONTRACTOR SHALL DISTRIBUTE THIS PRELIMINARY DESIGN TO ALL STAKEHOLDERS FOR REVIEW. CONTRACTOR SHALL DETERMINE IF BRACKET DESIGN IS ACCEPTABLE TO ALL STAKEHOLDERS BEFORE IT IS FINALIZED, INCLUDING BUT NOT LIMITED TO THE PIPELINE EOR AND ANY AND ALL AGENCIES HAVING JURISDICTION.
9. LOADS: PIPE-INSULATION SELF WEIGHT; WATER THAT COMPLETELY FILLS PIPE; 45 PSF SNOW LOAD (THIS IS GROUND SNOW LOAD) OVER O.D. OF INSULATED PIPE; ALLOWANCE FOR HARDWARE, BRACKET WT, ACCESSORIES, ETC., IN THE AMOUNT OF 3% OF TOTAL DEAD LOAD (INCLUDING SNOW); SEISMIC LATERAL OUTWARD FORCE OF 10% OF PERMANENT DEAD LOAD (SELF WT, WATER, INCLUDING 3% ALLOWANCE) AT LEVEL OF OUTSTANDING BEAMS OF BRACKET (SEISMIC LOAD AND SNOW LOAD ARE CONSIDERED NOT TO ACT AT SAME TIME).
10. ANCHOR BOLT DESIGN IS CONTROLLED BY FAILURE OF STEEL (DUCTILE) EVEN THOUGH SEISMIC DESIGN CATEGORY IS B (LOW SEISMIC RISK). RISK CATEGORY III WAS TAKEN AS APPLICABLE TO THE PIPELINE.
11. CONTRACTOR TO XRAY THE SIDE OF THE BRIDGE PRIOR TO INSTALLING BRACKETS, ANCHOR BOLTS TO BE INSTALLED IN BETWEEN EXISTING REBAR LOCATED WITHIN THE BRIDGE. CONTACT ENGINEER IF MOUNTING LOCATIONS PROVE IN CONFLICT WITH EXISTING REBAR.

B MOUNTING DETAILS

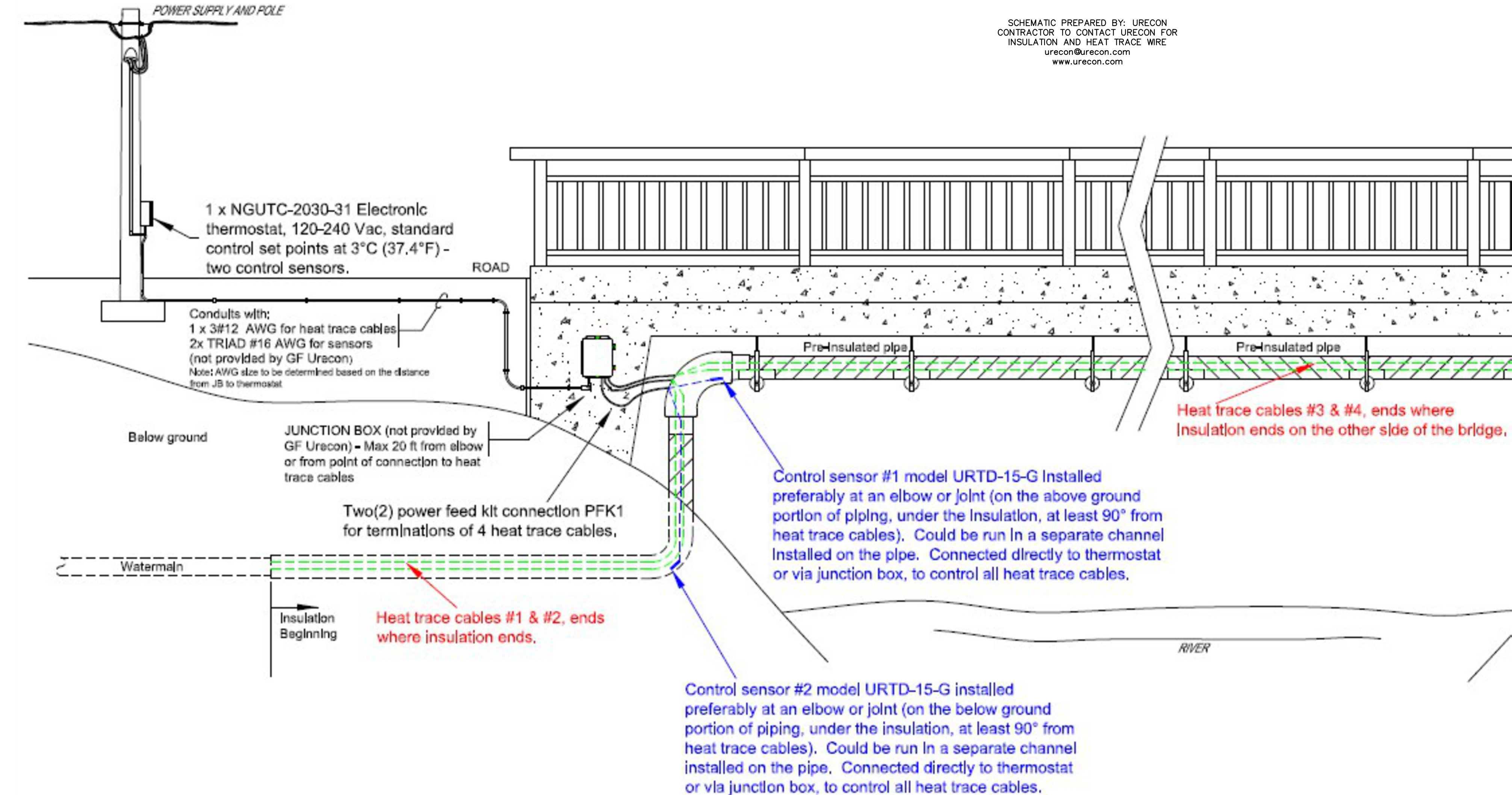
ITEM	QUAN.	DESCRIPTION	FINISH
1	5	5" X 3 1/2" X 3/8" ANGLE	HDG
2	3	3" X 3" X 3/8" ANGLE	HDG
3	1	3/4" X 4" X 4" PLATE	HDG
4	1	7/8" DIA. ALL THREAD ROD, 12" LG	HDG
5	1	SPECIAL 12" FIG #79 ROLL HANGER	HDG



D HANGER DETAIL

SHALLOW UTILITY NOTES

1. ALL 90° BENDS IN CONDUIT SHALL HAVE A MINIMUM OF A 3' RADIUS. ALL 90° BENDS IN FIBER OPTIC CONDUIT SHALL HAVE A MINIMUM OF A 8' RADIUS.
2. TRENCHES WITHIN ROADWAY PRISMS SHALL BE BACKFILLED AND COMPACTED TO 95% STANDARD PROCTOR. TRENCHES OUTSIDE ROADWAY PRISMS SHALL BE COMPACTED TO 90% STANDARD PROCTOR.
3. WHEN FOUR OR MORE CONDUITS ARE REQUIRED IN THE SAME TRENCH, INCREASE THE TRENCH WIDTH TO PROVIDE 1' SEPARATION BETWEEN ELECTRIC AND TELEPHONE CONDUITS.
4. SELECT FILL DENOTES NATIVE MATERIAL WITH NO ROCKS LARGER THAN 2" IN DIAMETER AND APPROVED BY THE ENGINEER. IF NO SELECT FILL EXISTS ON SITE, CONTRACTOR TO USE ROAD BASE.
5. PROVIDE 2' OF SELECT BACK FILL ABOVE CONDUITS AND LAY WARNING TAPE AS REQUIRED BY THE UTILITY COMPANIES.
6. PROVIDE 10' CLEAR AREA FOR ELECTRIC TRANSFORMER DOORS.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE CONSTRUCTION WITH ALL SHALLOW UTILITY COMPANIES AND TO HAVE ALL WORK DONE BY THE CONTRACTOR APPROVED AND ACCEPTED BY EACH RESPECTIVE SHALLOW UTILITY COMPANY.
8. THE CONTRACTOR SHALL INSTALL ALL CONDUITS, VAULTS, PADS, PULL BOXES, PULL STRINGS, AND WATER CONTROL CABLES. THE GAS LINES, TRANSFORMERS, SWITCH GEARS, AND ALL OTHER CABLES TO BE INSTALLED BY THE RESPECTIVE UTILITY COMPANY.
9. THE CONTRACTOR SHALL INSTALL CONDUITS FOR THE ELECTRIC AND PHONE LINES AS SHOWN ON THE PLANS.
10. ALL WORK SHALL COMPLY TO THE INDIVIDUAL SHALLOW UTILITY COMPANY'S RULES AND REGULATIONS.
11. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE EXISTING UNDERDRAINS DISTURBED BY CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER.
12. THE CONTRACTOR SHALL INSTALL PULL STRINGS IN ALL CONDUITS WITH THE EXCEPTION OF JOINT TRENCH LOT SERVICE STUBS.

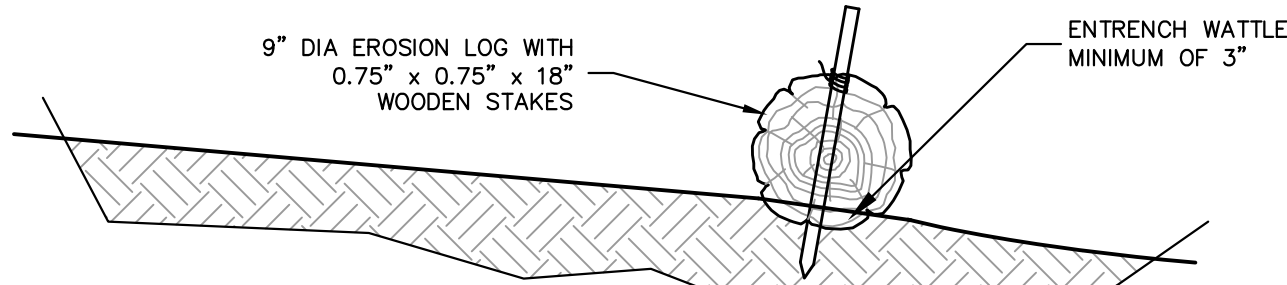


C HEAT TRACE SCHEMATIC & POWER SUPPLY

BY	REVISIONS	DATE	NO.
RIF	GRADING PERMIT SUBMITTAL	01/16/2024	
RIF	RESPONSE TO TOWN COMMENTS	03/20/2024	
RIF	RESPONSE TO TOWN COMMENTS #2	05/22/2024	
RIF	FOR CONSTRUCTION	06/04/2024	

DESIGNED	RIF	DRAWN	RIF	CHECKED	MCW	JOB NO.	53480.15	DATE	06/27/2023
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\\AE-FSV\Projects\Eagle\Haymeadow- 53480.5 - 2016.dwg Site Water System 2022\Master Details.dwg, 6/4/2024 9:58:12 AM, Foth



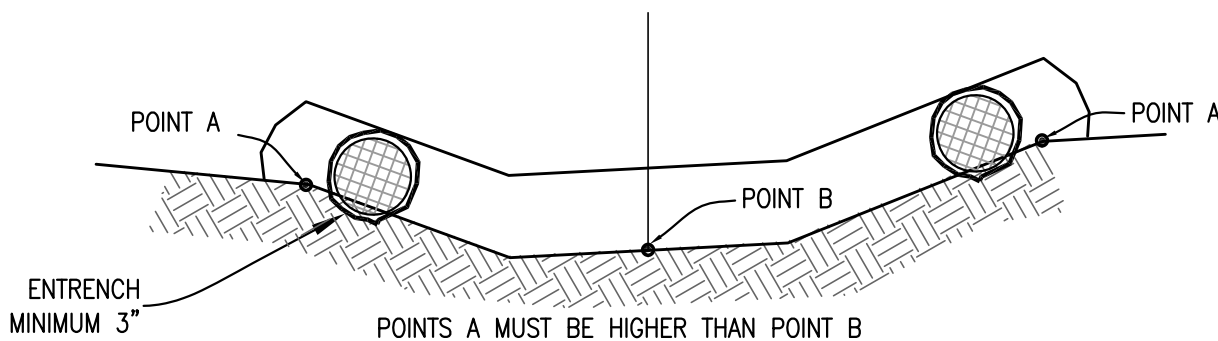
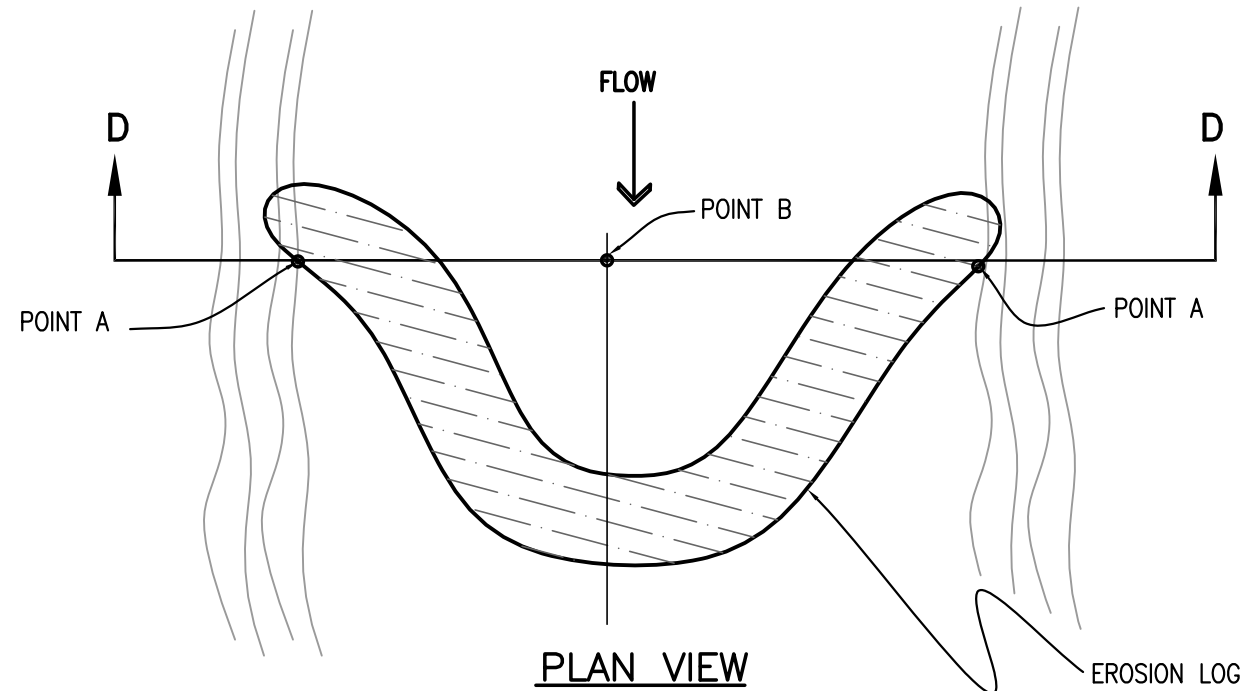
THE HEIGHT OF A STRAW WATTLE IS 9 IN. THE
INSTALLED HEIGHT IS APPROXIMATELY 6 IN.

EROSION LOG WATTLE DETAIL

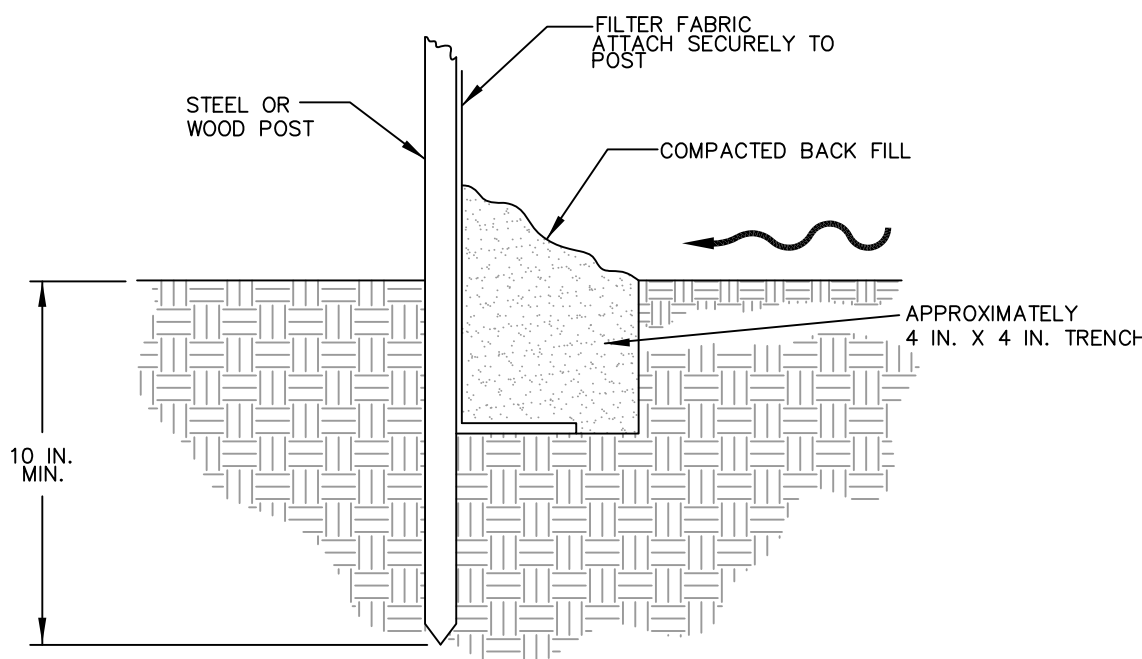
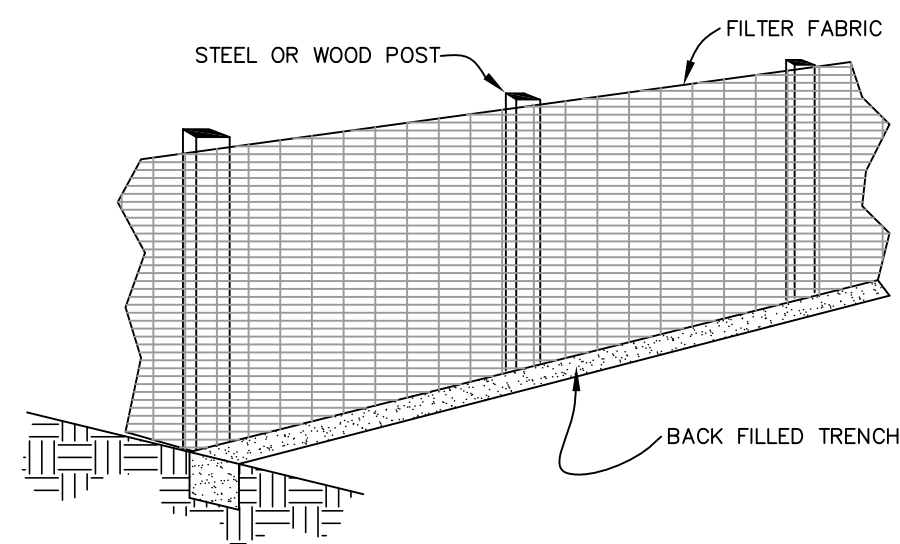
N.T.S.

THIS SEDIMENT BARRIER IS DESIGNED FOR LOW SURFACE FLOWS NOT TO EXCEED 1 CFS FOR SMALL AREAS, SLOPE FLATTER THAN 3:1 OR SHORT SLOPES, AND WHERE SILT FENCES ARE NOT PRACTICABLE. STRAW WATTLES CAN ALSO BE INSTALLED ON CONTOUR ON STEEPER SLOPES TO REDUCE SURFACE, SPREAD WATER FLOW AND CAPTURE SEDIMENT. THE FOLLOWING IS A BRIEF DESCRIPTION OF THE STRAW WATTLES, THEIR USES AND INSTALLATION.

1. THE HEIGHT OF A STRAW WATTLE IS 9 IN. THE INSTALLED HEIGHT IS APPROXIMATELY 6 IN. THE STANDARD LENGTH OF STRAW WATTLES IS 25 FT., HOWEVER OTHER LENGTHS WILL BE MADE UPON REQUEST.
2. STRAW WATTLES CAN BE INSTALLED ON CONTOUR OF SLOPE, WITH A SLIGHT DOWNSLOPE ANGLE AT THE END OF EACH ROW TO ALLOW FOR SLOW DRAINAGE DURING HEAVY PRECIPITATION. THEY CAN ALSO BE USED AT THE TOP OF SLOPES TO PREVENT SHEETING OVER THE EDGE, AND THEY CAN BE USED AT THE TOE OF SLOPES. STRAW WATTLES CAN ALSO BE USED ALONG SIDEWALKS AND CURBS AND AROUND STORM DRAINS AND INLETS TO PREVENT SEDIMENT POLLUTION.
3. STRAW WATTLES CAN BE USED TO REPLACE SILT FENCES, STRAW BALE DIKES AND SAND BAG BARRIERS. THEY CAN ALSO BE PLACED IN DRAINAGE SWALES TO SLOW FLOWS AND CAPTURE SEDIMENT. THEY CAN BE USED AS LEVEL SPREADERS TO PREVENT CONCENTRATED FLOW, AND IN PLACE OF EARTHEN BERMS OR DIKES.
4. STRAW WATTLES SHOULD BE INSTALLED ON SURFACE.
5. LAY THE WATTLE IN THE TRENCH AND STAKE WITH 1.5" X 1.5" X 18" OR 24" WOOD STAKES AT EACH END AND 4-FOOT ON CENTER. WHEN INSTALLING RUNNING LENGTHS, STRAW WATTLE ENDS SHOULD BE BUTTONED FIRMLY TOGETHER TO PREVENT LEAKAGE, AND SECURELY STAKED TOGETHER BUT OVERLAPPING IS ACCEPTABLE.
6. WHEN USED ON SLOPES, STRAW WATTLES DO NOT REQUIRE REMOVAL AND CAN BE ABANDONED IN PLACE. HOWEVER, WHEN USED FOR TEMPORARY PURPOSES SUCH AS ALONG SIDEWALKS AN CURBS, OR AROUND STORM DRAINS, THEY CAN BE REMOVED AND REUSED.
7. WATTLES INSTALLED ON SLOPES THAT ARE STEEPER THAN 2:1 SHALL BE SPACED AT 10' INTERVALS RATHER THAN 20' INTERVALS.



SECTION D-D



GENERAL NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE HALF THE HEIGHT OF THE FENCE HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE.

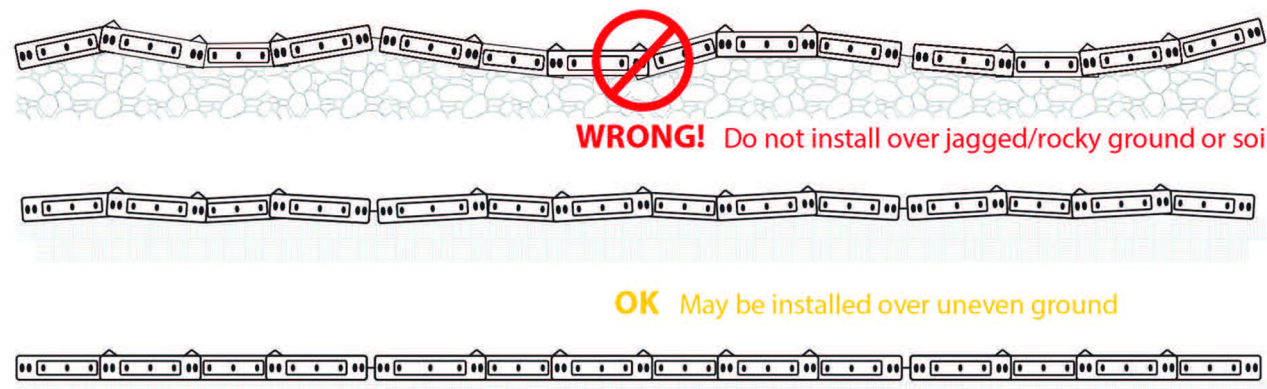
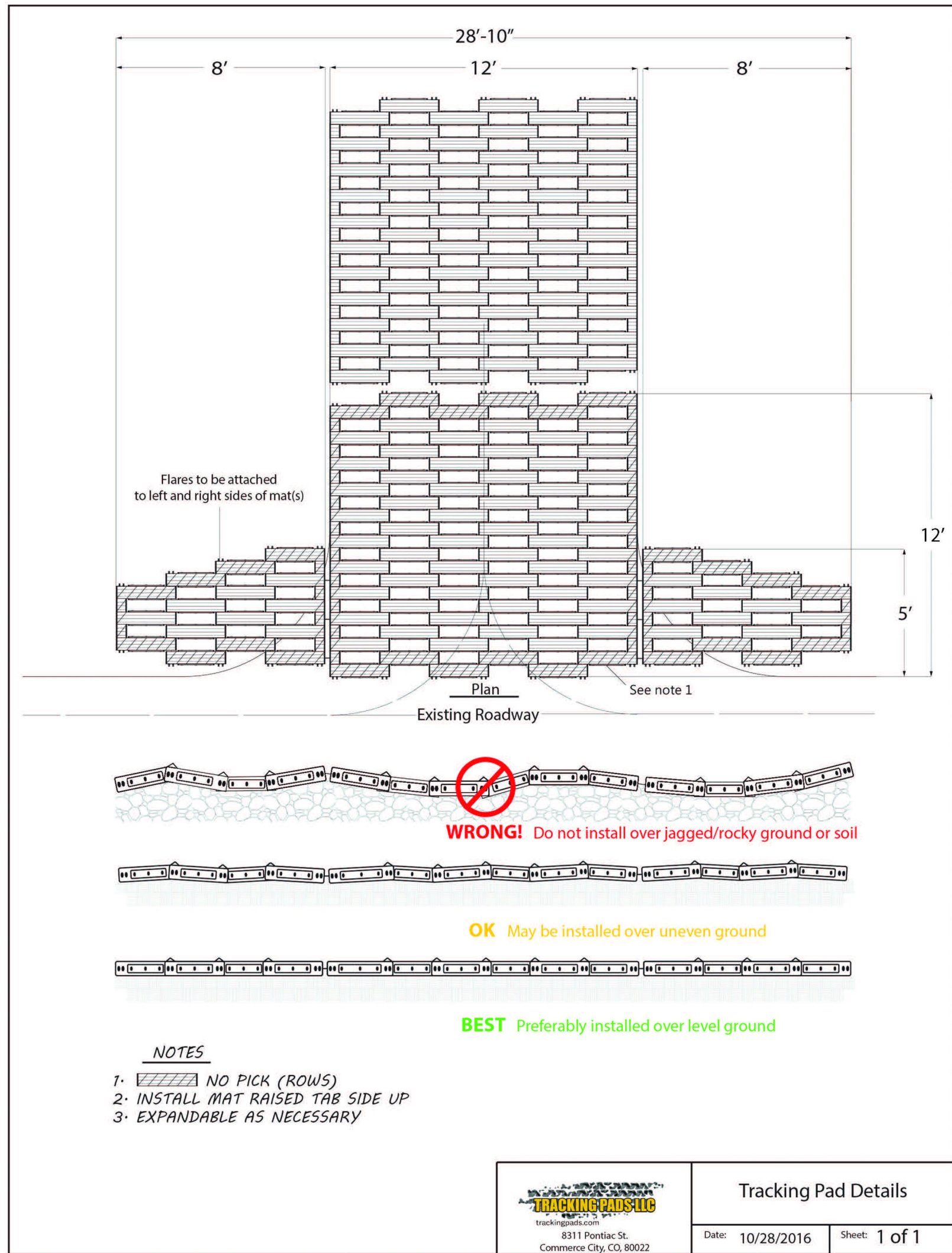
PRELIMINARY
June 04, 2024
NOT FOR CONSTRUCTION

HAYMEADOW OUZEL LANE WATERLINE SEDIMENT CONTROL DETAILS

ALPINE
ENGINEERING INC.
3430 HWY 11 UNIT 109 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM



A EROSION LOG WATTLE



NOTES

- 1- NO PICK (ROWS)
- 2- INSTALL MAT RAISED TAB SIDE UP
- 3- EXPANDABLE AS NECESSARY



Tracking Pad Details

Date: 10/28/2016 Sheet: 1 of 1

B DITCH EROSION LOGS

Revegetation Plan

Mulching (weed-free) and mulch tackifier will be required of all disturbed areas (permanent stabilization).

A. Hydromulching Application

Combination mulching & tackifier at following rates:

Slope Gradient	Rate
< 3:1	3000 lb/ac
3:1 & ≤ 2:1	3500 lb/ac

*Profile ProMatrix Engineered Fiber Matrix or approved equal

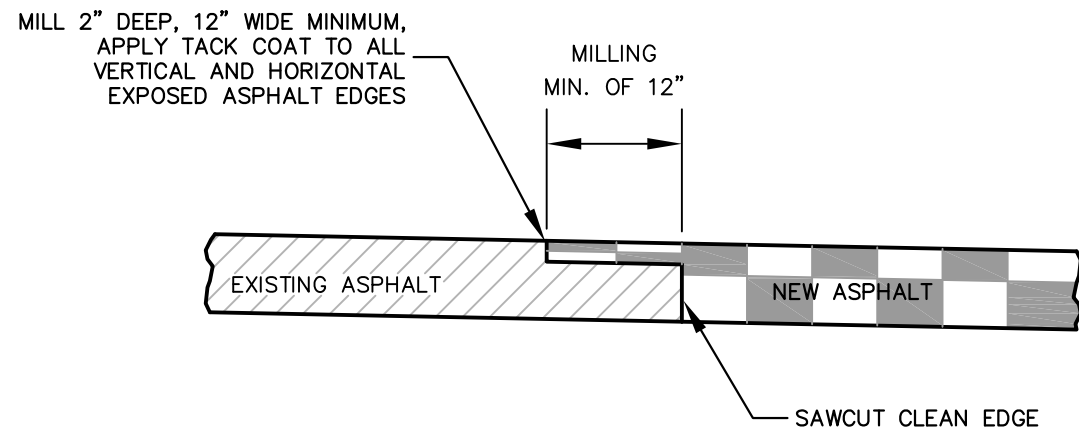
B. Seeding Plan

For permanent stabilization areas, the following will be required:
Soil preparation, soil conditioning or topsoil, seeding (native), mulching (weed-free) and mulch tackifier (see above).
The following types and rates shall be used:

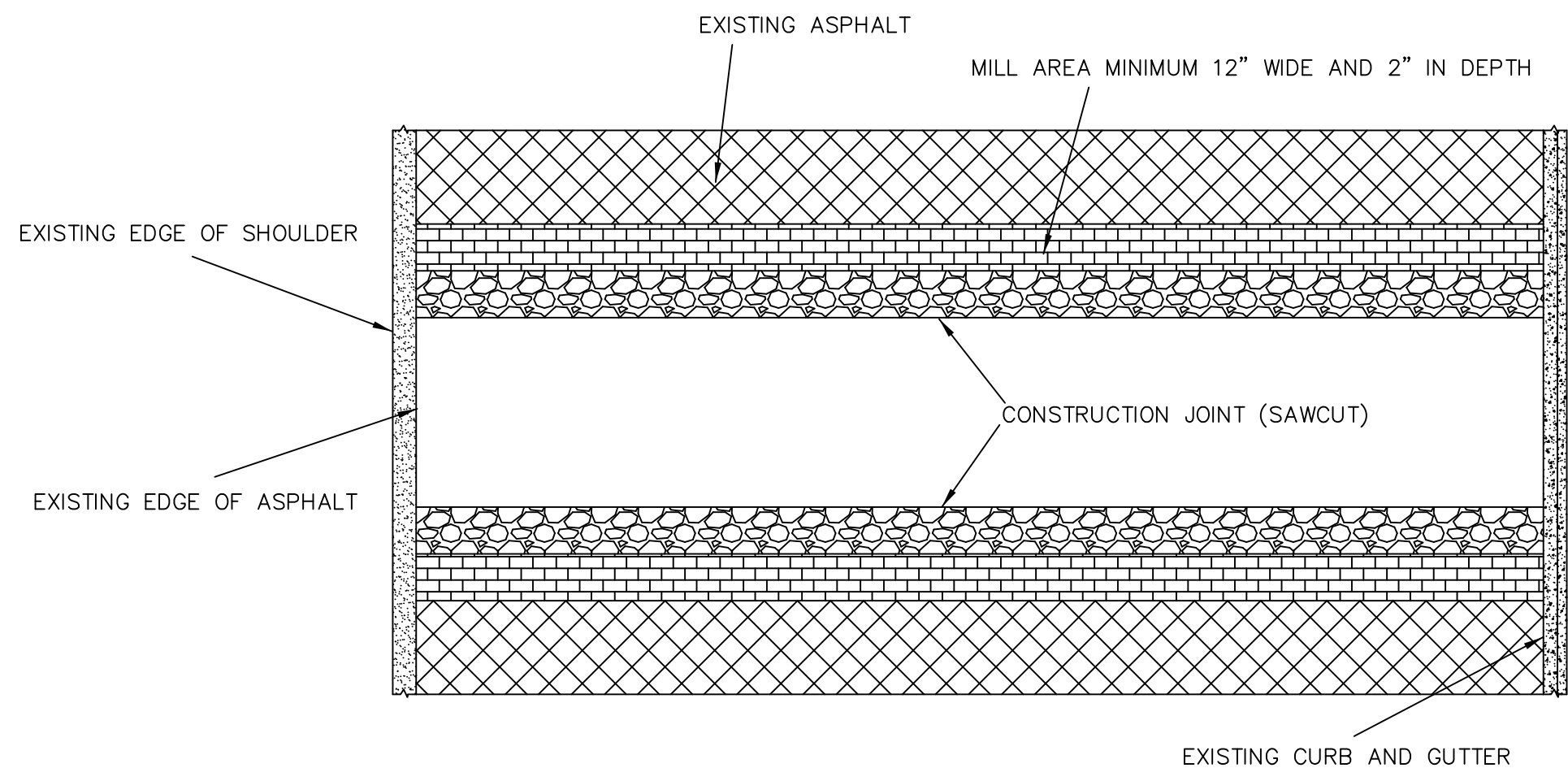
NATIVE SEED MIX

COMMON NAME	BOTANICAL NAME	LBS PLS/AC
Western Wheatgrass	<i>Agropyron pascopyrum 'arriba'</i>	2.65
Streambank Wheatgrass	<i>Agropyron riparium</i>	2.65
Meadow Bromegrass	<i>Bromus commutatus</i>	5.30
Mountain Brome	<i>Bromus marginatus</i>	5.30
Orchard Grass	<i>Dactylis glomerata</i>	5.30
Alpine Bluegrass	<i>Poa alpina</i>	5.30
TOTAL		26.5

E REVEGETATION PLAN

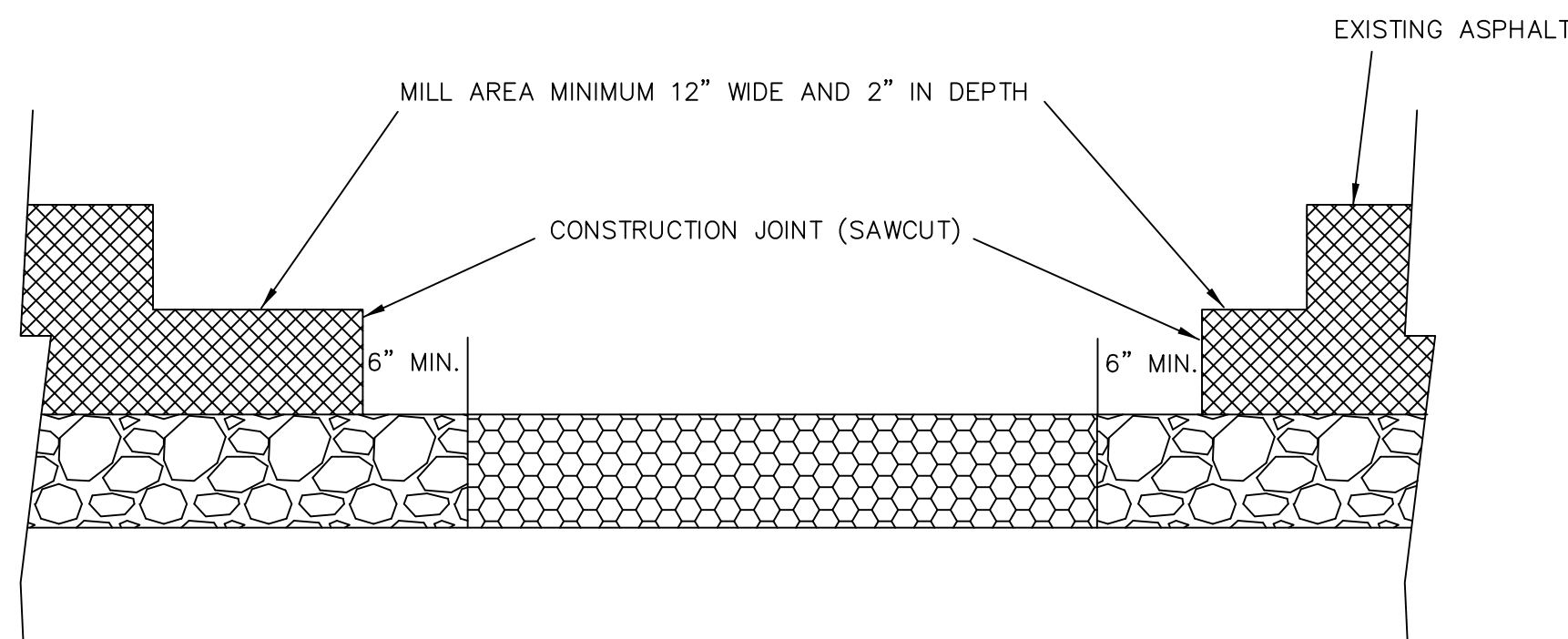


C SILT FENCE



CONTRACTOR TO OBTAIN LATEST TOWN OF
EAGLE PUBLIC WORKS MANUAL FOR
STANDARDS AND SPECIFICATIONS
PRIOR TO CONSTRUCTION

PLAN



PROFILE

Title: DETAIL - Street Cut Detail
Project: Public Works Manual
Drawn: JB
Checked: Date: 1/4/18
Sheet: TOE Street Cut Detail.dwg

C14

D VEHICLE TRACKING PAD

F ASPHALT SHEAR STEP

G TOWN OF EAGLE STREET CUT DETAIL - C14

SHEET
C5.3

Haymeadow Water Connection and Booster Pump Station Engineer's Opinion of Probable Costs June 19, 2024					
Item	Description	Unit	Quantity	Unit Price	Total
	Ouzel Lane Water Connection				
	MISCELLANEOUS				
1	Mobilization	LS	1	\$ 15,254.47	\$ 15,254.47
2	Traffic Control	LS	1	\$ 14,518.60	\$ 14,518.60
3	Construction Surveying	LS	1	\$ 9,291.90	\$ 9,291.90
4	Clearing and Grubbing	LS	1	\$ 13,106.00	\$ 13,106.00
5	Stabilize Site and Revegetate	AC	0.2	\$ 11,614.90	\$ 2,322.98
6	Performance Bond	LS	1	\$ 9,800.00	\$ 9,800.00
7	Stormwater Management Plan and Permitting	LS	1	\$ 2,500.00	\$ 2,500.00
	TOTAL MISCELLANEOUS				\$ 66,793.95
	DEMOLITION & SITE				
8	Remove Existing Asphalt	SY	295	\$ 33.35	\$ 9,838.25
9	Remove Existing Basecourse	SY	295	\$ 15.67	\$ 4,622.65
10	Remove Existing C&G	LF	45	\$ 19.75	\$ 888.75
10.1	Remove Existing Cottonwood Trees	EA	12	\$ 1,489.18	\$ 17,870.16
11	Subgrade Preparation Roads/Path	SY	295	\$ 26.32	\$ 7,764.40
12	Asphalt (match existing-assumed 3-4")	TN	72	\$ 337.10	\$ 24,271.20
13	Basecourse (Class 6) (match existing-assumed 12")	TN	103	\$ 104.01	\$ 10,713.03
14	Asphalt T-Patch	LF	75	\$ 26.17	\$ 1,962.75
15	Road Striping 4" Double Yellow	LF	10	\$ 11.62	\$ 116.20
16	Concrete Curb & Gutter	LF	45	\$ 81.30	\$ 3,658.50
16.1	Concrete Thrustblocks at (2) 45° Vertical Bends	CY	7.6	\$ 1,213.09	\$ 9,219.48
17	Concrete Pipe Supports w/ reinforcement	EA	2		
18	Topsoil Remove and Stockpile (8")	CY	130	\$ 18.00	\$ 2,340.00
19	Topsoil Replace (6") Pull from stockpile	CY	97	\$ 24.12	\$ 2,339.64
19.1	Replace Evergreen Trees	EA	2		
	TOTAL DEMOLITION & SITE				\$ 95,605.01
	WATER				
20	Connect to Existing 12" DIP Main w/ 45° bend	EA	1	\$ 8,055.65	\$ 8,055.65
21	Abandon Existing 12" Tee (install blind flange)	EA	1	\$ 4,105.10	\$ 4,105.10
22	Connect to Existing 8" DIP Main w/ 8" Tee	EA	1	\$ 9,399.04	\$ 9,399.04
23	12"x8" Reducer	EA	1	\$ 1,409.68	\$ 1,409.68
24	8" Gate Valves	EA	3	\$ 8,235.31	\$ 24,705.93
25	12" DIP (CL 52)	LF	472	\$ 200.39	\$ 94,584.08
26	12" DIP (2.5" thick Insulated CL 52) (Urecon)	LF	124	\$ 546.83	\$ 67,806.92
27	Insulated Mechanical Joints (Urecon)	EA	2	\$ 3,709.82	\$ 7,419.64
28	12" DIP 11.25° bend	EA	3	\$ 2,498.52	\$ 7,495.56
29	12" DIP 22.5° bend	EA	3	\$ 2,524.85	\$ 7,574.55
30	12" DIP 45° bend	EA	5	\$ 2,585.40	\$ 12,927.00
31	Insulated 12" DIP 45° bend (Urecon)	EA	4	\$ 5,180.03	\$ 20,720.12
32	Air Release Valve and Vault	EA	1	\$ 11,498.43	\$ 11,498.43
32.1	Field-Applied 2.5" thick Insulation (Urecon)	EA	1	\$ 2,420.30	\$ 2,420.30
33	Wall Brackets and Protection Saddles Angle Iron see det.	EA	5	\$ 2,188.55	\$ 10,942.75
34	U-Bolts Hanger, rod, and rollers	EA	5	\$ 738.05	\$ 3,690.25
35	Mounting Plates and Anchor bolts (5/8" dia) see detail	EA	20	\$ 155.61	\$ 3,112.20
36	Dewatering	DAY	1	\$ 696.89	\$ 696.89
	TOTAL WATER				\$ 298,564.09
	SEDIMENT AND EROSION CONTROL				
37	Wattle Culvert Protection	EA	1	\$ 593.52	\$ 593.52
38	Straw Wattle	LF	604	\$ 2.88	\$ 1,739.52
39	Silt Fence	LF	604	\$ 2.06	\$ 1,244.24
	TOTAL SEDIMENT AND EROSION CONTROL				\$ 3,577.28
	SHALLOW UTILITIES				
40	Pole-mounted transformer (supplied & installed by HCE)	EA	1		
41	Trenching	LF	190	\$ 134.26	\$ 25,509.40
42	(1) 2" PVC Electric conduit	LF	190	\$ 9.53	\$ 1,810.70
43	(1) 2" PVC Communication conduit	LF	190	\$ 9.53	\$ 1,810.70
44	Thermostat for Heat Trace (Urecon)	EA	1	\$ 1,955.83	\$ 1,955.83
45	Electric Junction Box on bridge	EA	1	\$ 13,937.85	\$ 13,937.85
46	Heat Trace Cable (Urecon)	LF	268	\$ 13.34	\$ 3,575.12
47	Control Sensor (Urecon)	EA	2	\$ 372.96	\$ 745.92

48	Power Feed Kit (Urecon)	EA	1	\$ 1,060.21	\$ 1,060.21
	TOTAL SHALLOW UTILITIES				\$ 50,405.73
	TOTAL Ouzel Lane Water Connection				\$ 514,946.06

Item	Description	Unit	Quantity	Unit Price	Total
	MISCELLANEOUS				
1	Mobilization	LS	1		\$ 10,000.00
2	Traffic Control	DAYS	10		\$ 2,500.00
3	Construction Surveying	LS	1		\$ 2,500.00
4	Clearing and Grubbing	LS	1		\$ 2,500.00
5	Stabilize site and revegetate	LS	1		\$ 2,500.00
6	Performance Bond	LS	1		\$ 4,000.00
	TOTAL MISCELLANEOUS				\$ 24,000.00
	DEMOLITION/SITE				
7	Remove Existing 12" DIP	LF	10		\$ -
1	Asphalt Path Remove	SY	26	\$ 33.00	\$ 843.33
1	Asphalt Path Replace	TN	6	\$ 200.00	\$ 1,200.00
8	Excavation	CY	19	\$ 20.00	\$ 380.00
2	Over excavation for Footings (18" below footer)	CY	13	\$ 50.00	\$ 655.56
2	Embankment	CY	106	\$ 40.00	\$ 4,240.00
9	Subgrade Preparation	SY	123.6667	\$ 5.00	\$ 618.33
3	Basecourse 4" (Free-draining 3/4" washed rock)	TN	14	\$ 80.00	\$ 1,122.17
3	Basecourse 6" (Class 6) (515 SF)	TN	10	\$ 50.00	\$ 476.85
10	Topsoil Remove and Stockpile (8")	CY	232	\$ 25.00	\$ 5,802.47
4	Topsoil Replace (6") Pull from stockpile	CY	154	\$ 25.00	\$ 3,837.96
4	6" Concrete Floor Slab (598 SF)(pipe penetration included)	SF	600	\$ 10.00	\$ 6,000.00
11	Concrete Spread Footings (to frost depth-42" min)	CY	20	\$ 700.00	\$ 14,000.00
	TOTAL DEMOLITION/SITE				\$ 19,176.68
	WATER				
5	12" DIP (Restrained Joint)	LF	140	\$ 200.00	\$ 28,000.00
6	12" DIP 45° Bend	EA	4	\$ 2,500.00	\$ 10,000.00
7	12" DIP 90° Bend	EA	2	\$ 2,500.00	\$ 5,000.00
8	12" Megalug Restrained Joint Flange Connection	EA	2	\$ 1,500.00	\$ 3,000.00
9	12" Gate Valve	EA	2	\$ 10,000.00	\$ 20,000.00
10	Install BPS building (Coordinate delivery, unloading)	LS	1	\$ 16,000.00	\$ 16,000.00
11	Dewatering	DAY	1	\$ 1,500.00	\$ 1,500.00
12	4" PVC Drain line	LF	26	\$ 55.00	\$ 1,430.00
	TOTAL WATER				\$ 83,500.00
	SEDIMENT AND EROSION CONTROL				
13	Straw Wattle	LF	601	\$ 4.00	\$ 2,404.00
14	Ditch Erosion Log	EA	3	\$ 250.00	\$ 750.00
	TOTAL SEDIMENT AND EROSION CONTROL				\$ 3,154.00
	SHALLOW UTILITIES				
15	Trenching	LF	585	\$ 50.00	\$ 29,250.00
16	(1) 4" PVC Electric conduit	LF	585	\$ 10.00	\$ 5,850.00
17	(1) 4" PVC Communication conduit	LF	585	\$ 10.00	\$ 5,850.00
	TOTAL SHALLOW UTILITIES				\$ 40,950.00
	SUBTOTAL - ONSITE PHASE 2				\$ 170,780.68
	BST PURCHASE				\$ 781,920.00
	10% For Performance Guarantee				\$ 146,764.67
	GRAND TOTAL - PERFORMANCE GAURENTEE				\$ 1,614,411.42



To: Mayor and Town Council
From: Larry Pardee, Town Manager
Date: July 9, 2024
Re: Town Manager Report

Economic Development:

East Eagle Financing Infrastructure and Commercial Linkage Study Update: On August 13, we have the privilege of hosting Sarah Dunmire and Andrew Knudtsen from EPS, who will present their comprehensive findings on our commercial linkage fee and infrastructure strategy. This Town Council meeting is critical for us, as your feedback will directly influence the finalization of EPS's draft. We highly value your input and look forward to a dynamic and productive discussion that will propel our projects forward.

In our pursuit of sustainable economic growth, we are also exploring the introduction of a Commercial Linkage Fee aimed at bolstering affordable housing in Eagle. This fee complements the Local Employee Residency Program (LERP), which currently addresses residential housing needs. By tying commercial development to affordable housing initiatives, we are taking a proactive step in ensuring that our Community can meet the housing demands generated by economic expansion. The fee will be thoughtfully adjusted to reflect market conditions and land-use patterns, reinforcing our commitment to a balanced and inclusive approach to growth.

Outreach & Meetings: *This report will overview recent participation in community outreach opportunities and regional and project-specific meetings. These events offer valuable opportunities to collaborate with stakeholders, stay informed on the latest developments, and contribute to the local Community.*

Eagle Valley Transit Authority – 10-Year Transit Development & Capital Plan: Eagle Valley Transit Authority – 10-Year Transit Development & Capital Plan: The inaugural meeting of the Technical Advisory Committee (TAC) marked a pivotal moment as 24 esteemed members, including Jessica Lake and myself, convened with Fehr & Peers, a renowned Transportation Consulting Group. Fehr & Peers, known for their expertise in transportation engineering, bike/ped planning, safety, equity, community engagement, demand forecasting, transit planning, and freight logistics, set the stage for our journey ahead. For an overview of our kickoff meeting and the strategic framework guiding our 10-year plan, please see attachment.

Update on Abrika Discussions: We thank Jessica Lake and Peyton Heitzman for their dedicated efforts in our ongoing discussions with Brandon Cohen and Michael Hood from Abrika. These talks have been pivotal, focusing on several key areas: the extension of Brush Creek Road, the partial release of the performance guarantee, the vesting of property rights, and financial contributions to the Grand Avenue project. Our joint mission is to pinpoint effective strategies and explore alternatives that will drive these essential initiatives forward, fostering the development and enhancement of our community infrastructure.

In addition, we are engaged in high-level discussions to potentially reduce the overall property development zone and scale back some housing units. The focus is on the southernmost 195 acres adjacent to Brush Creek Open Space Park and placing a conservation easement upon this area. This

initiative involves collaboration with multiple agencies, including the Land Trust, Eagle County Open Space, Abrika, and the Town of Eagle. We are revisiting this area to identify preservation and sustainable development opportunities.

East Eagle Sports Complex Update: On July 11, we plan to bring together community leaders and stakeholders to discuss the future of the East Eagle Sports Complex concept. This gathering marks another milestone in our ongoing efforts to transform the complex into a vibrant sports, recreation, and community engagement hub.

We are thrilled to welcome representatives from the Vail Valley Foundation, Vail Health, and other key community figures to explore innovative ideas and potential partnerships. Among the exciting possibilities are new facilities such as indoor/outdoor soccer fields, early childhood education centers, and expanded sports amenities—all designed to meet the diverse needs of our growing Community.

Central to our discussions is exploring collaborative opportunities to maximize the project's impact. Together, we seek to ensure that the East Eagle Sports Complex meets and exceeds the expectations of Eagle's residents and stakeholders.

Administration and Organization Update:

Celebrating Flight Days – A Heartfelt Thank You: I sincerely thank Molly and the entire team of town employees who played a crucial role in the success of the Flight Days Parade and Celebration. Special appreciation goes to the Police Department, Public Works, TOE Administration, and Planning teams for their unwavering support and dedication. Your collective efforts ensured an outstanding and well-attended event. Thank you to everyone involved for your hard work and commitment.

Brush Creek Park – Playground Update: Exciting news for Brush Creek Park! We're on the verge of receiving a fresh proposal from Playgrounds by Leathers Dream-Build-Play. We aim to bring the Community together with a hands-on approach to constructing the new playground. We plan to start the project by late August or September, depending on the revised proposal and the timely arrival of all necessary equipment. We'll gear up to begin the transformation in spring 2025 if any delays occur. Stay tuned for updates and opportunities to get involved!

Quality of Life Initiative – Strengthening Community Connections: In our ongoing mission to enhance the quality of life for all residents, we remain dedicated to refining essential services and ensuring the upkeep of our public parks, infrastructure, and facilities. This commitment was reaffirmed at our recent meeting, where we also vowed to improve proactive communication and engage with our Community more effectively.

We aim to better understand our Community's needs and concerns by prioritizing open dialogue and collaborative efforts. Our approach is centered around active listening and fostering a community-focused environment. For example, Jamie Wilson's participation at the Farmers Market exemplifies our dedication to gathering public input and addressing concerns directly.

Moreover, our presence at the Flight Days festival, where we hosted a Town of Eagle booth, provided an additional platform to engage with residents. We spent Friday afternoon and all day Saturday answering questions, gathering feedback, and exploring ways to serve and support our Community better. Our goal is to continually seek opportunities for meaningful interactions, ensuring that every resident's voice is heard and valued.

Town Employment Update - A Year of Filling Vacant Positions: In 2024, we made significant strides in staffing, filling twenty-two previously vacant positions. Six full-time openings remain, and we are diligently working to attract top talent to fill these roles. Our strategic recruitment initiatives are focused on bringing in highly qualified candidates who will enhance the quality of life in our Community. This effort

underscores our commitment to fostering a vibrant cultural environment and ensuring continuous progress and well-being for all residents.

WORK SESSIONS:

To help the Town Council keep track of upcoming work sessions, below is a table of topics to discuss over the next several months. Preparing in advance is helpful since it takes planning to execute a work session. Staff will keep this table in this report and make changes as needed. The topics are subject to change:

Date	Topic
April 2, Work Session	<i>Canceled</i>
May 7, Work Session	EVTA – Tanya and Scott will present an update on EVTA
June 4, Work Session	Grand Avenue Project Overview and Bill Ray - Quality of Life Survey Report Out
July 2, Work Session	<i>Canceled</i>
August 6, Work Session	MEAC check-in with Council to clarify their role
September 3, Work Session	
Request for Additional Work Sessions	Topic

EVTA 10-Year Transit Development & Capital Plan

Technical Advisory Committee (TAC)
July 01, 2024

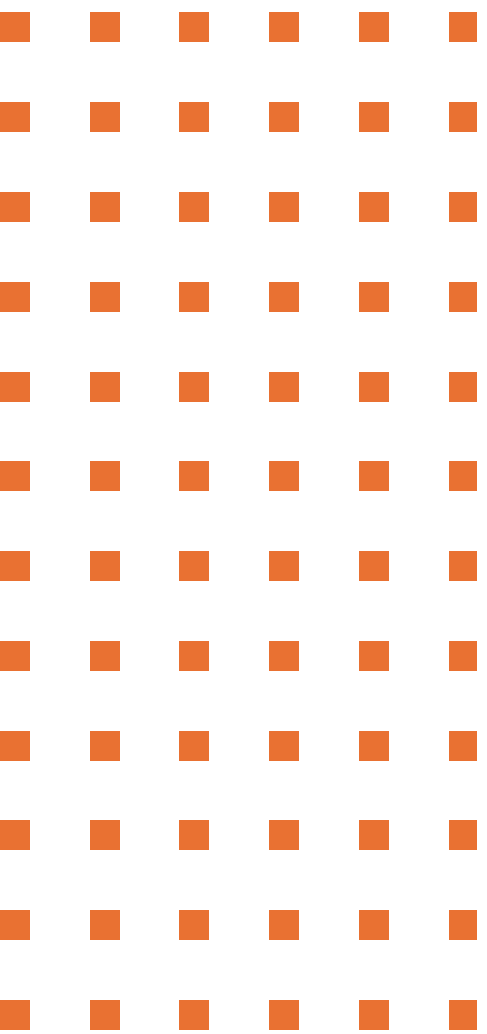
Meeting Agenda

1. Introductions
2. Scope & Schedule Review
3. Goals & Expectations
4. Outreach
5. Next Steps



The Future of EVTA

Opportunity to “dream big” and find solutions that meet the current and future needs of Eagle County



Introductions

Introductions

EVTA Staff

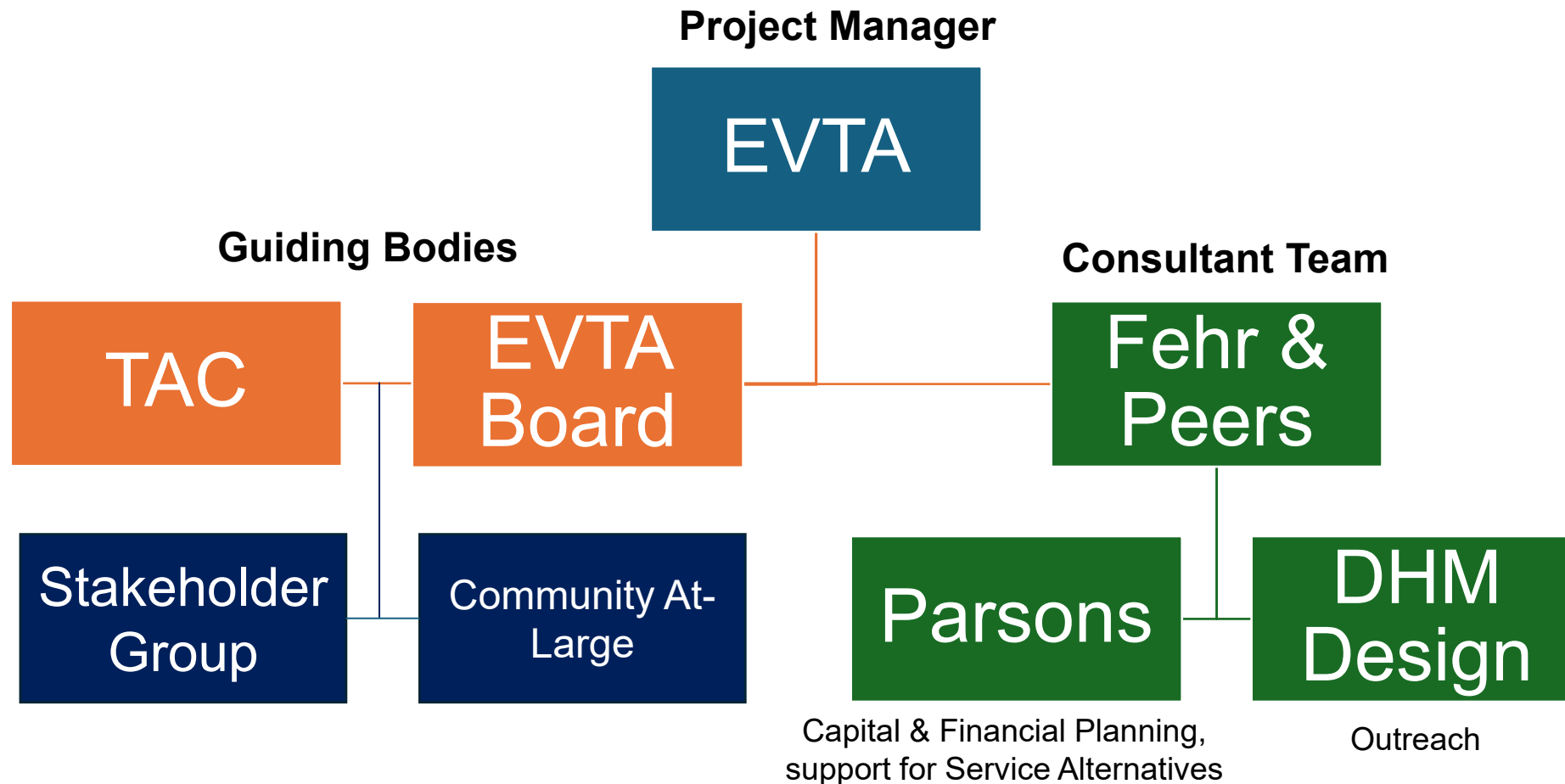
Consultant Staff

TAC Members

1. Name
2. Organization
3. Role
4. What excites you most about this project?

Introductions

Project Organizational Chart



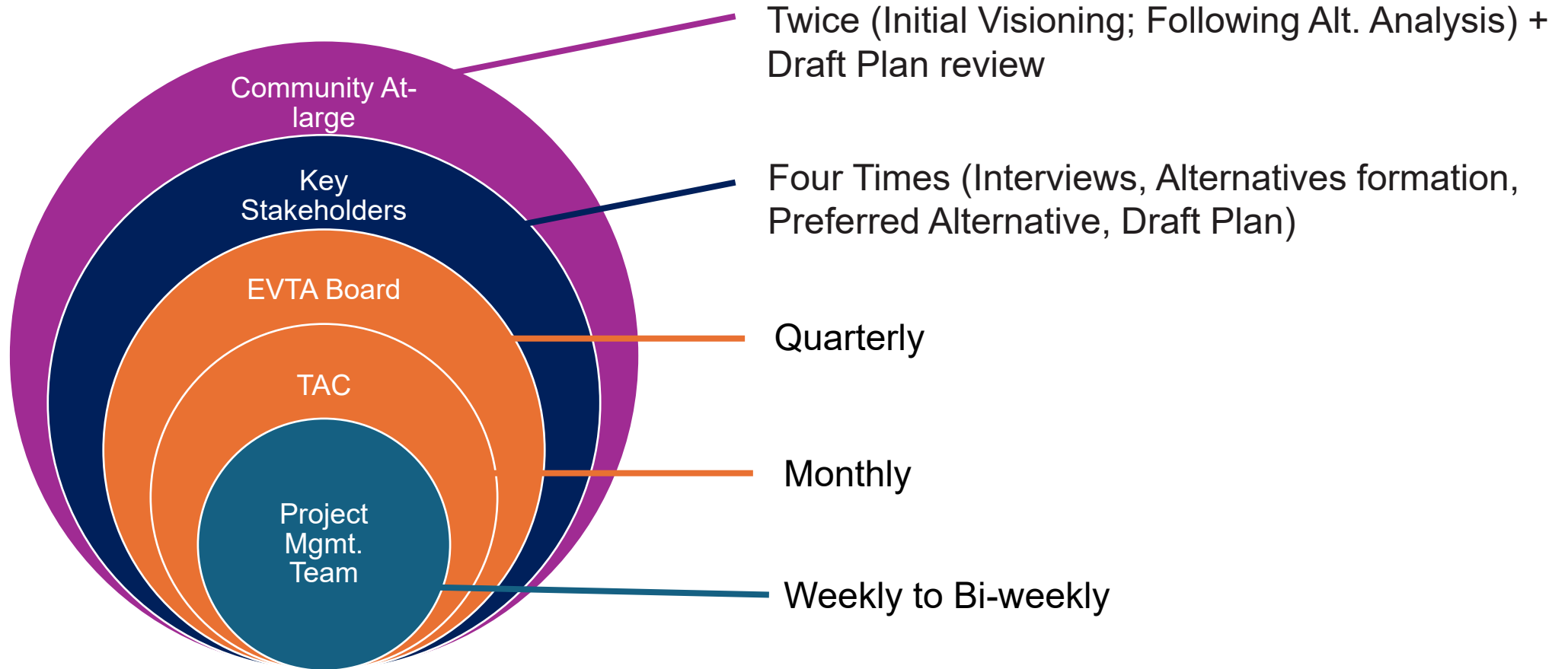
Introductions

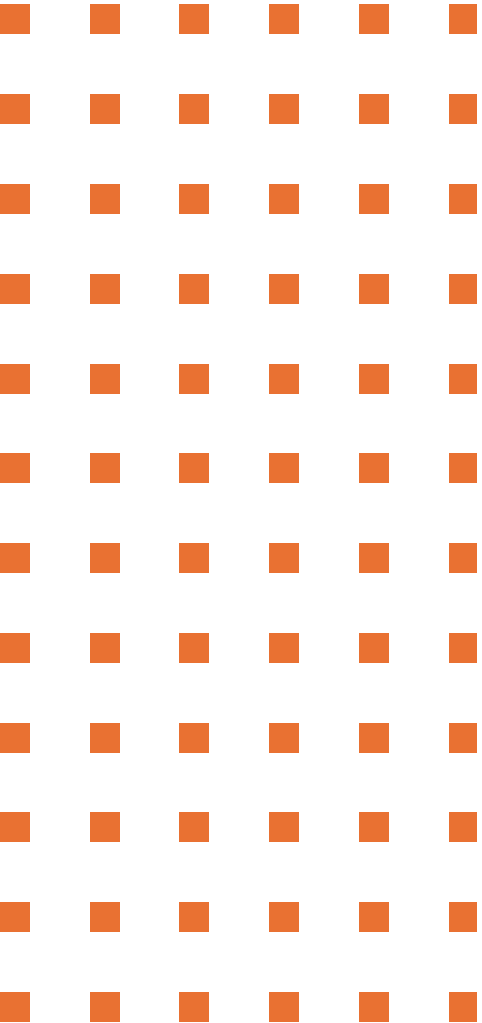
Role of Committees



Introductions

Frequency of Touch Points



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Scope & Schedule Review

Scope Review

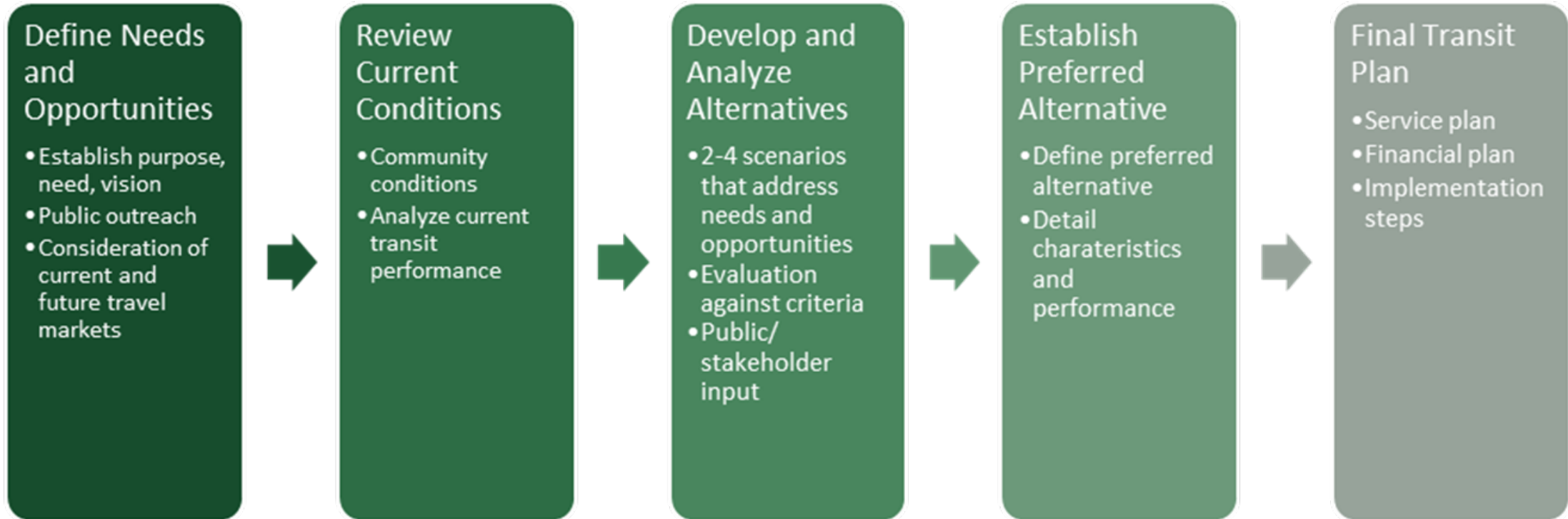


Schedule

	2024						2025						
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Task 1: Project Management and Meetings	 Stakeholder Interviews		Stakeholder Meeting 1				Stakeholder Meeting 2			Stakeholder Meeting 3			
Task 2: Public Outreach													
Task 3: Analysis of Existing Conditions													
Task 4: Travel Market Analysis													
Task 5: Service Alternatives Development and Analysis													
Task 6: Final Service Development and Delivery Plan													
Task 7: Capital Improvement Plan and Financial Plan													
Task 8: Performance Measures													
Task 9: Draft and Final Plan													

Scope Review

Approach



Scope Review

Task 3. Analysis of Existing Conditions

Community/System Familiarization

Route Analysis

Qualitative Evaluation

Capacity and Ridership Demand Modeling

Convenience/Comfort/Safety

Policy and Procedure Review

Fleet Review

Systems and Facilities Review

Equity and Unmet Needs

State of Transition of Operations and Assets

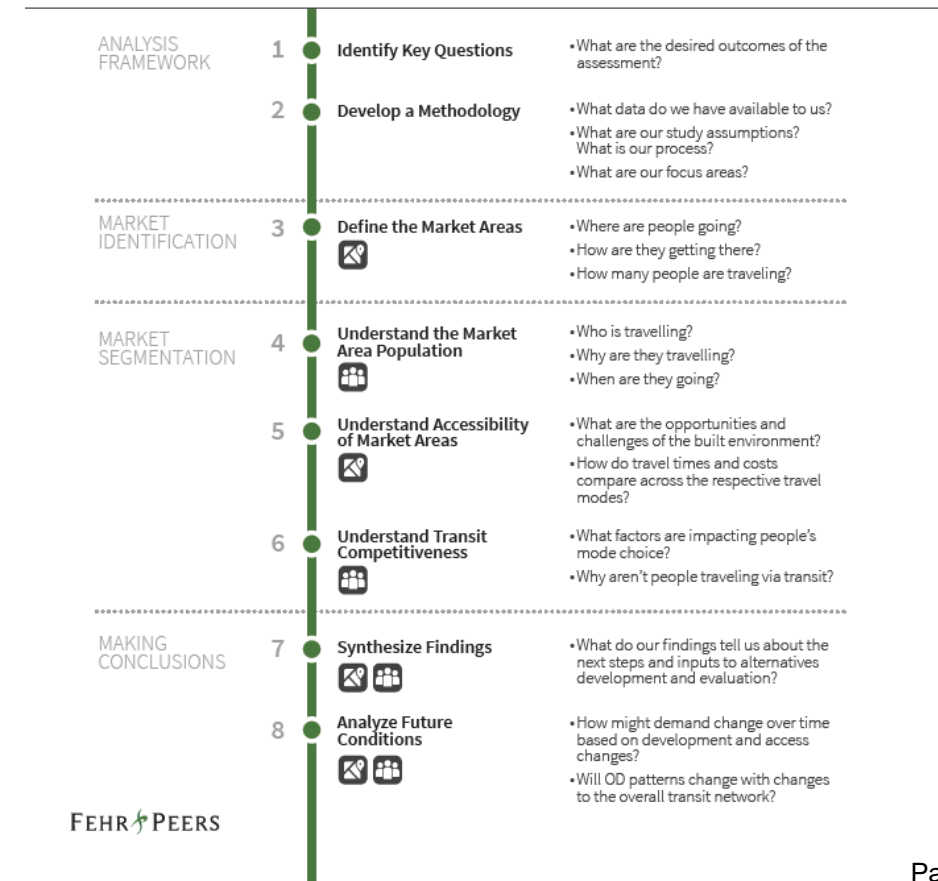
Scope Review

Task 4. Travel Market Analysis

- The study will identify trip origins, destinations, and types within Eagle County.
- Focus on trips that could potentially be served by public transportation, including new types of services like microtransit.
- Consider factors like trip frequency, demographics of travelers, and seasonal variations.
- **The goal is to identify areas where public transportation can be improved to better serve the community.**

Travel Market Assessment a how-to guide

This process diagram represents Fehr & Peers' approach to a travel markets assessment and the associated lexicon. Based on the outcomes of analysis framework, your project may perform all or only some of these steps. Data collection and QC is an integral part of each of these steps.



Scope Review

Task 5. Service Alternatives & Development



Scope Review

Task 6. Final Service Development Plan

- Final routes and services for 10 Year Plan:
 - Map/schedules
 - Phasing
 - Ridership estimates
 - Supporting infrastructure needs
- Service delivery

Task 7. Capital Improvement Plan & Financial Plan

- Passenger facilities
- Operations facilities/site selection
- Fleet plan
- Capital Improvement Plan
- Operating Financial Plan

Task 8. Performance Measures

- Transparency to voters
- Accountability to track goals

Task 9. Draft & Final Plan

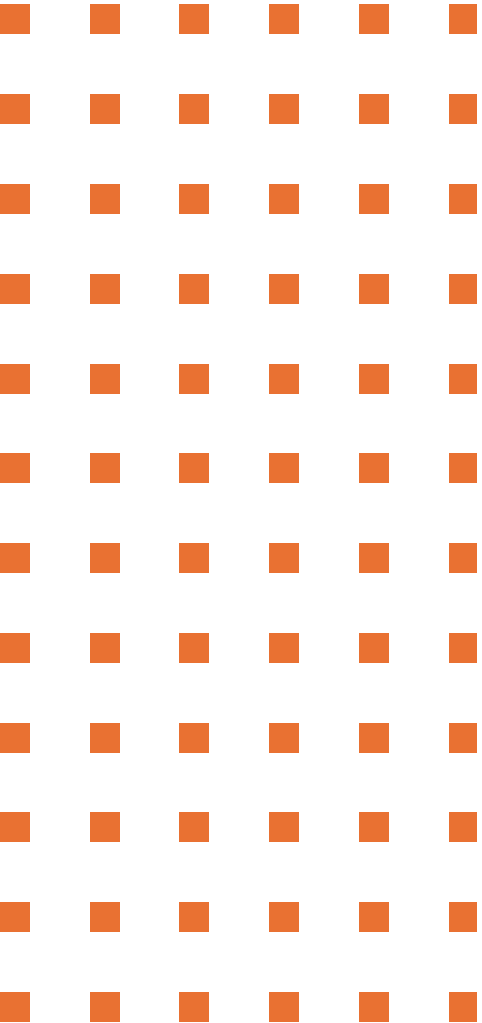
- Service Development Plan
- Capital Improvement Plan
- Operating Financial Plan
- Graphic-Rich Executive Summary
- Document process, phasing, organizational impacts

Scope & Schedule Review

Any foreseeable constraints or challenges?

Questions?



A decorative graphic on the left side of the slide consisting of a grid of small orange squares. The grid is 10 columns wide and 12 rows high, with some squares missing, creating a patterned effect.

Goals & Expectations

Goals & Expectations

Where do you see EVTA in 10 years?

What are your main goals for the project to reach that vision?

- Think about existing transit in your area, what are the challenges and opportunities?

Strategic Priorities

1. Build EVTA's organizational structure and culture

- ▶ Finalize vision and mission and set forth organizational culture
- ▶ Create organizational structure and employee policies
- ▶ Accelerate hiring to accelerate progress
- ▶ Build a unique identity and community awareness
- ▶ Secure sufficient housing needs to accommodate 2024/2025 winter staffing levels and begin developing other elements of a Housing Plan

2. Take action on transportation improvements

- ▶ Complete implementation of the initial fare-free zone
- ▶ Implement additional near-term enhancements to deliver value to our member communities
- ▶ Make measurable improvement to fleet condition, availability, and emissions

3. Plan for the region's transportation future

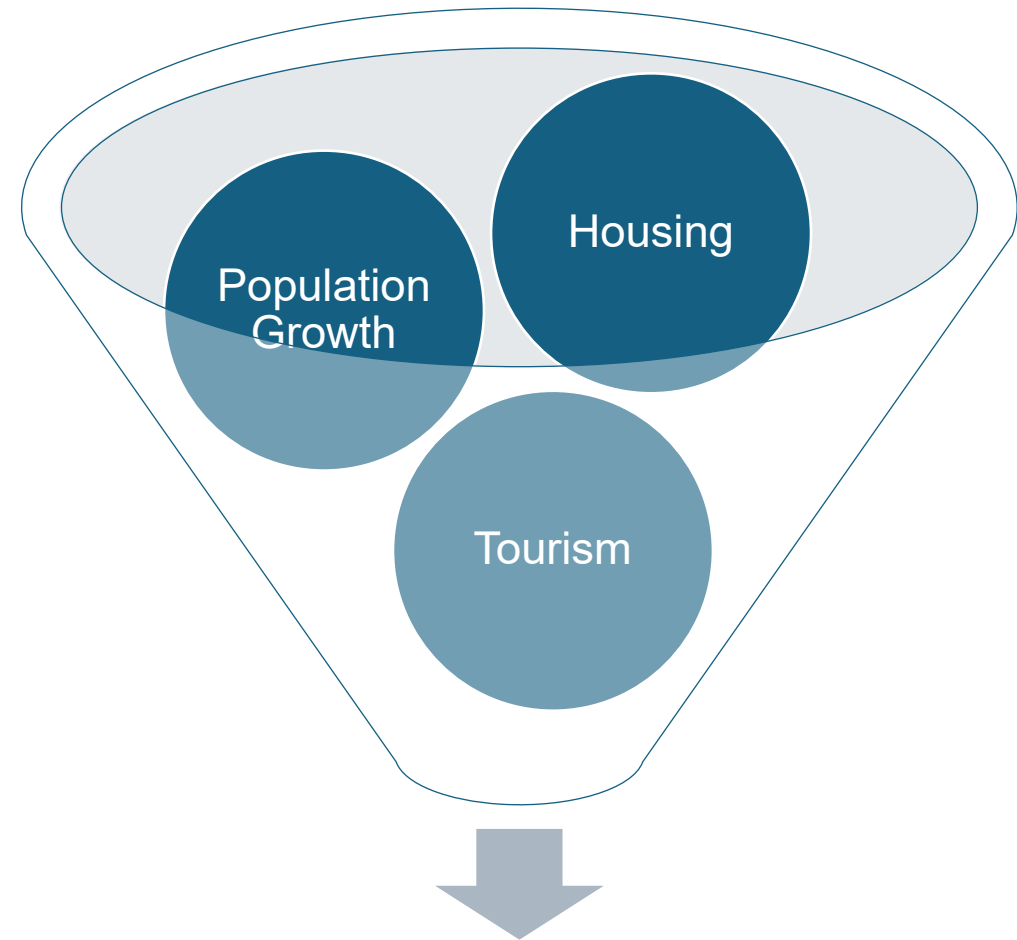
- ▶ Create a 5 to 10 year Regional Multimodal Transit Development Plan
- ▶ Maintain open lines of communication with non-members about future partnership opportunities

4. Transition ECO Transit's operations

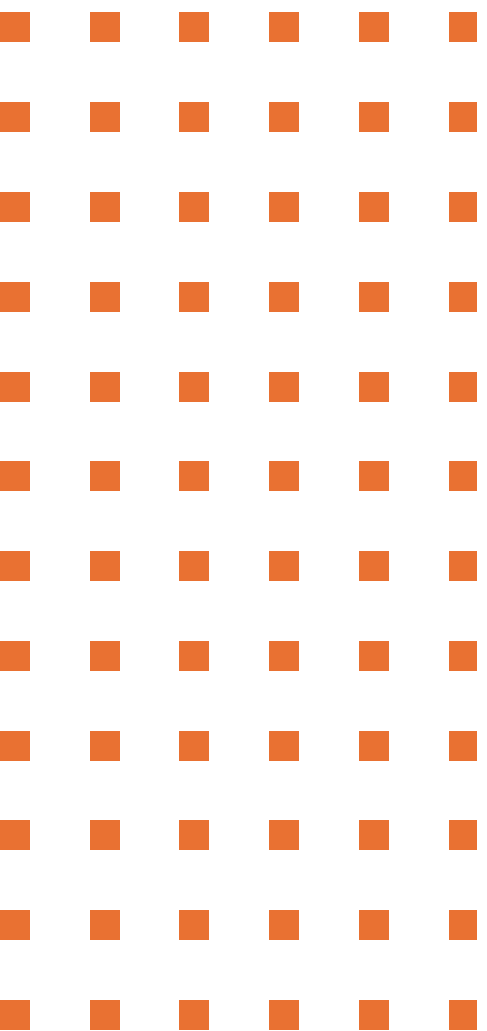
- ▶ Execute formal ECO Transit handover

Goals & Expectations

What are contributing factors related to your jurisdiction that could impact future transit needs?



Future Transit Need



Outreach

Draft Outreach Plan

The outreach plan will be developed in collaboration with the project team and EVTA, and will include:

- Introduction
- Mission, Vision, Purpose and Need statement(s)
- Project Goals
- Strategic Purpose of Outreach
- Stakeholders and Key Audiences
- Public Engagement Methodology
- Outreach Schedule of Activities



Public Outreach & Engagement

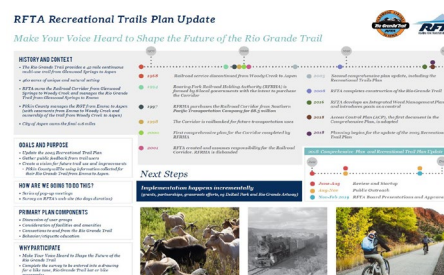


EVTA ENGAGEMENT GOALS

- Create a Dialogue with the Community
- Accessible and Engaging Materials
- Coordination and Communication
- Engage Marginalized Populations

PUBLIC OUTREACH TASKS

1. Outreach Plan
2. Engagement Events
3. Promotional and Website Content
4. Synthesize Results

[illegible][illegible]

Successful Strategies: What Works Best in Eagle Valley?

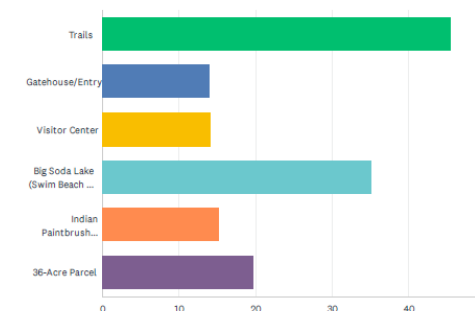
Intercept / Popup Outreach



Attending Community Events



Surveys



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Trails	46	18,001	395
Gatehouse/Entry	14	3,478	249
Visitor Center	14	3,494	249
Big Soda Lake (Swim Beach and Marina)	35	12,493	355
Indian Paintbrush Campground	15	3,513	230
36-Acre Parcel	20	5,621	285
Total Respondents: 466			

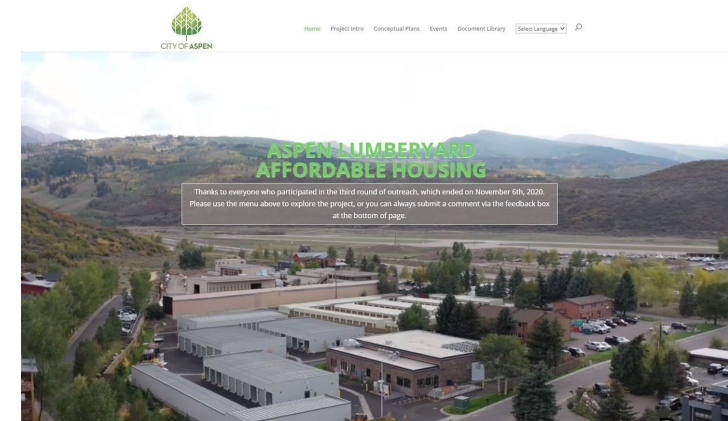
Open Houses



Spanish Language Translation



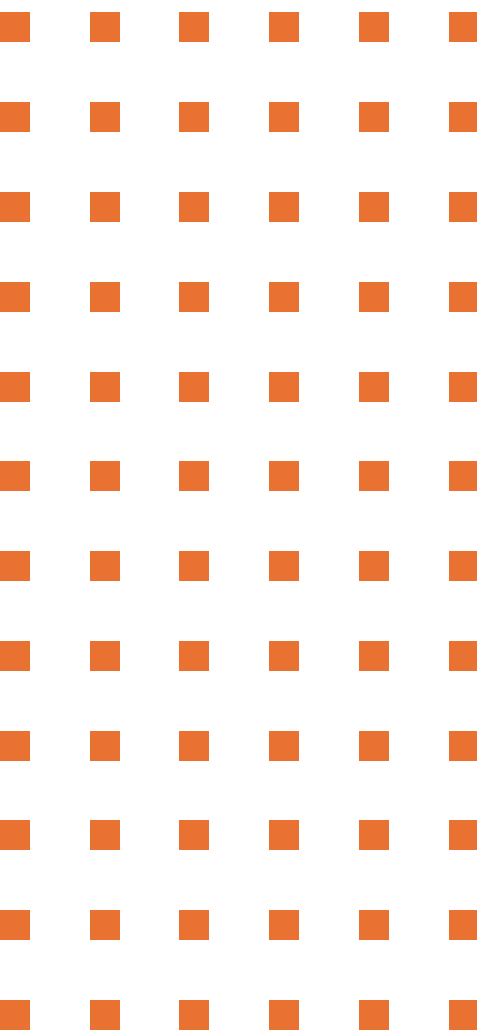
Web Sites



Stakeholder Group

Organization	Name	Title	Email
Town of Leadville	Laurie Simonson	City Administrator	cityadmin@leadville-co.gov
Lake County	Tim Bergman	County Manager	tbergman@lakecountycogov.gov
Vail Health	Craig Cohn	Chief Real Estate Development Officer	craig.cohn@vailhealth.org
Vail Health	Mike Murray	Transportation Lead	michael.murray@vailhealth.org
Eagle County Healthy Aging	Carly Rietmann	Healthy Aging Coordinator	carly.rietmann@eaglecounty.us
Mountain Youth	Mikayla Curtis	Director of Strategic Impact	mcurtis@mountainyouth.org
Mountain Rec	Ture Nycum	Executive Director	Tnycum@mountainrec.org
Vail Resorts			
Walking Mountains/CAC	Gina McCrackin	CAC Manager	ginam@walkingmountains.org
CDOT - Region 3	Angie Hainer	Transit Project Manager	angie.hainer@state.co.us
CDOT - Bustang	Brian Pokorny	Bus Ops Unit Manager	brian.pokorny@state.co.us
Two Rivers Metropolitan District	Craig Plizga	Operations Manager	trmdoperations@gmail.com
Eagle County Emergency Operations	Birch Barron	Director of Emergency Management	birch.barron@eaglecounty.us
Eagle County School District	Christof Abraham	Transportation Director	christof.abraham@eagleschools.net
Colorado Mountain College	Marc Brennan	Vice President and Campus Dean	mabrennan@coloradomtn.edu
Holy Cross Energy	Jenna Weatherred	VP of Member and Community Relations	jweatherred@holycross.com
Eagle Valley Community Foundation	Melina Valsecia	Executive Director	melina@eaglevalleycf.org
Berry Creek Metro	Courtney Holm	Board Chair	courtneyh@usa.com
Cordillera Metro	Trevor Broersma	General Manager	tbroersma@cordillerametro.org
Habitat for Humanity Vail Valley	Elyse Howard		elyse@habitatvailvalley.org
Polar Star Properties	Tracy Walters	General Manager	twalters@polarstarproperties.com
Gypsum Chamber of Commerce			info@gypsumchamber.org
Eagle Chamber of Commerce	Michelle Morgan	Executive Director	michelle.morgan@eaglechamber.co
Vail Chamber of Commerce	Alison Wadey	Executive Director	alisonw@vailchamber.org
Vail Economic Advisory Council	Mia Vlaar	Economic Development Director	mvlaar@vailgov.com
Eagle County Airport	Jodi Doney	Terminal Operations	jodi.doney@eaglecounty.us

Who are we missing?
Other suggestions?



Next Steps

Next Steps

- Establish recurring monthly TAC Meetings
- July Tasks
 - First meeting with EVTA board July 10th
 - Begin stakeholder interviews
 - Begin existing conditions analysis
 - Finalize Outreach Plan
- July 16th – brand launch!

Thank you

Eagle Valley
Transportation Authority



To: Mayor and Town Council
From: Larry Pardee, Town Manager, and Department Leads
Date: July 9, 2024
Re: Department Updates for June 2024

June 2024

ECONOMIC DEVELOPMENT

- The Town of Eagle's first [Digital Dashboard](#) is rolling out internally for Town Council and staff to become acquainted with the platform. Broader community rollout will occur throughout July-August.
- Town Council approved the Economic Vitality Committee's (EVC) recommendation for member appointments. Those members (3 returning, 2 new) will be seated at the EVC's July 18 meeting.
- Staff and EVC coordination on Economic Summit #2 outline. This event's main objective is to identify roles and objectives for each supporting economic group and what we can accomplish through the remainder of 2024. It is scheduled for Monday, July 15.
- The Town, in partnership with the Eagle Downtown Development Authority (DDA), was awarded an \$80,000 grant from the Rural Economic Development Initiative (REDI) Program. The funds will be combined with a \$20,000 match from the DDA's tax increment finance (TIF) revenue to support the Downtown Eagle Project Investment Program. Sub-grants will be utilized to drive redevelopment and improvement projects along downtown Broadway. At the DDA's July 16 meeting, we will finalize program details and application materials. Staff are working with the state Program Administrator to finalize the award contract. We anticipate opening the application window in late August.
- On June 6, staff and Council member Bryan Woods attended a presentation by the Town of Avon DDA to learn about their history, structure, projects, and community layout. This was coordinated with a visit from the Town of Fraser (Board of Trustees and staff). On June 7, The Town of Fraser group was hosted in Eagle. Their visit included a walking tour along Broadway and Capitol Street, led by Council member Woods.
- The Eagle Challenge Community task force received our [Action Plan](#). Tailor-made following various workshops, assessments, and stakeholder engagement, the Action Plan provides short-, mid-, and long-term activities to increase capacity, strengthen community awareness and create 'pink-zone' environments for development opportunities. Coordination of next steps will be held with the EVC and DDA.
- The Eagle Chamber Business Advocacy Committee reconvened. We explored how to expand financial resources to entrepreneurs throughout the various stages of business ownership (start-up, expansion, exit planning), particularly access to local and regional investors. Jake Rishavy, Chaffee County Economic Development Corporation, will be attending our July meeting to discuss their incubator model and angel investors program.

HOUSING

- Staff, in partnership with the Eagle Ranch Housing Corporation, successfully acquired a 2-bedroom, 2-bath deed-restricted housing unit that will be used for Town staff and their families. We are finalizing the employee housing guidelines and lease contract agreement to streamline administration. All supporting documents will be presented to Town Council for review and approval.
- The RFP deadline for the Affordable Housing Accelerator Project has been extended to July 19. To date, staff has received one written proposal and two verbal commitments. The RFP details are available on Bidnet.
- The technical assistance project with Enterprise Community and Community Builders is transitioning into the drafting phase. The project focus is two-fold: 1) Strategic approach to attracting affordable housing developers; and 2) Create a framework for a Town-managed affordable housing program. The final deliverables are scheduled to be presented in August.
- The Regional Housing Action Plan Partners are surveying cohort members to reschedule the bi-monthly coordination meetings. Ongoing data aggregation and analysis is being conducted by Economic & Planning Systems (EPS) and RRC Associates.
- The Town was not awarded a Main Street LIVE grant for Old Town Hall redevelopment planning. However, the Department of Local Affairs (DOLA) has facilitated two follow-up meetings with staff to discuss improving application competitiveness and other state-level funding resources to explore. Staff are reassembling to determine the best course forward for Old Town Hall.
- As a follow-up to Habitat for Humanity Vail Valley's community engagement event in May, staff had the privilege of attending their strategic planning workshop facilitated by Civic Canopy.
- Following a recent round of comments from Town legal, staff are re-engaging in the Local Employee Residency Program (LERP) Guidelines update.

SUSTAINABILITY

- The town's E-bike rebate program was active in June, with 6 applications approved and 3 applications currently pending. To date, \$843 has been spent on promotional materials related to the program, and \$11,897 has been dispersed for direct rebates. Total project costs are limited to \$43,750. All recipients are informed of our e-bike regulations upon issuance of rebates, and they have been very well received. Folks receiving rebates have committed to replacing their vehicles with them for in-town trips, including recreational activities such as traveling to the river to fish and everyday trips like taking kids to school or summer activities. We have even issued rebates to retirees who are seeing improved mobility as a result.
- Town staff worked with the Eagle Ranch HOA to begin deploying strategies to increase curbside compost uptake in Eagle Ranch. Staff provided composting information for the Eagle Ranch July newsletter and flyers about composting for their community picnic on June 22nd.
- Staff attended the biannual Climate Action Collaborative stakeholder meeting, as well as the CAC board meeting and the Natural Climate Solutions working group in June. Highlights from the stakeholder meeting include the Equity Action Plan that is current under development and will be added as an addendum to the Climate Action Plan, updating the climate action plan to include net zero emissions goals (pending) for alignment with the state, and that the CAC has been operating at a deficit. The CAC has developed a more conservative budget for next year. The entity remains an invaluable resource to our community and toward our own net zero goals, so it will be important to continue supporting the organization and finding creative funding solutions. Councilman Grimmer has done a great job leading the charge as CAC board chair and reminded us that the CAC has generated \$2.4 million that went back to the community by using their \$240,000 budget.
- Staff worked with the Eagle River Coalition to plan a presentation of the newly completed Eagle River Community Water Plan for Council in August.
- Sustainability and Open Space staff hosted a Bike to Work Day station outside the town hall on June 26th. Staff counted about 15 participants, including five of our own employees.

- Staff worked with the Town Manager and Mayor to develop content for a workshop we will be hosting during the Mountain Towns 2030 Summit in Jackson, WY this October. The workshop focuses on how small communities with limited resources can still set aggressive climate action goals and see real progress/success in implementation.
- Staff attended a kickoff meeting to consider pursuing a joint application for the U.S. Department of Transportation's Charging and Fueling Infrastructure Grant with neighboring communities. This grant closes on August 28th. Staff will coordinate with Eagle County and the CAC to determine how we can contribute to this effort and support our net zero goals.
- Staff has continued to work with Community Development to identify how to better inform the Planning & Zoning Commission on our sustainability initiatives, which have been of particular interest to the group. Staff are coordinating an informative presentation for the commission meeting on August 20th.
- Staff continued working with public works staff, utility staff, Yearout Energy, and Sunsense Solar to progress the Lower Basin Water Treatment & Wastewater Treatment solar project. Mobilization on site is scheduled for August 1st, and construction is slated for the second week of August. Next steps include obtaining permits, scheduling locates, and re-staking the array perimeter to mark the array layout. Recently, asphalt millings from the street repaving project were spread throughout the site to (a) limit erosion and remove dust concerns during project construction and (b) find reuse for the material instead of sending it to the landfill. Staff meets with the Yearout Team weekly at this stage for effective project coordination.
- The Town was awarded \$8,000 in planning funds through the Colorado Energy Office's Public Building Electrification Grant Program. After the purchase order is received, town staff will work with Yearout Energy to begin phase two of our energy performance contract and investment grade audit: Building Electrification. The first step will be to complete comprehensive energy assessments of the following facilities, which will include scoping feasibility and costs of full electrification/fuel switching from gas, rooftop solar, and EV charging infrastructure: Brush Creek Pavilion Buildings, Town Hall, Public Works, Chambers Park Buildings (Info Center, etc.), Old Town Hall, & the Upper Basin Water Treatment Plant.
- Staff participated in the third, fourth, and fifth Regional Net Zero Roadmap meetings alongside Building & Permit staff. The goal of this project is to collaboratively develop and adopt a building code that will result in net zero building emissions by 2030 for Eagle, Pitkin, and Garfield counties. The group has one meeting remaining, as well as a few lunch & learns during which project lead Lotus Sustainability & Engineering will host educational workshops specifically for the building workforce.

ASSISTANT TOWN MANAGER - SPECIAL PROJECTS

Pool Replacement Project

- The old Eagle Pool has been fully demoed. It was bittersweet for staff at both the Town and Mountain Rec. to see it removed but the excitement of the pools is motivating.
- Soil stabilization work will begin in early July. Roughly 100 holes at varying depths will be drilled to create compaction grout columns throughout the site to minimize settling. Underground drainage lines will also collect subsurface water and move it away from the soils under the pools. This work requires some new heavy equipment and can be loud. The contractor team has been working to provide updates to immediate neighbors and will continue to stick to approved work schedules.
- Staff and the contractors finalized the Guaranteed Maximum Price (GMP) for construction costs at \$11,140,323. Review and approval of this GMP is on the July 9 Town Council agenda. Staff were also able to ensure the dual slide tower could be ordered. A large portion of the tower is funded by the GOCO grant (\$500,000).
- Staff are beginning to plan for the impacts to the site in the fall and winter and will be working with the Mountain Rec staff, contractors and the Town's Public Works team on a plan to support programming and increased site visitation for the ice rink.

Great Outdoors Colorado (GOCO)

- Staff from the Town, Mountain Rec, VVMTA, and Eagle County BMX welcomed a large group of GOCO Board Trustees and GOCO staff on June 20th. The site visit was a huge success, showcasing the progress on the pool, the improvements being made and planned at the BMX track and the incredible new bike park. GOCO was able to see their investment in Eagle firsthand. We emphasized that none of this work would be possible without the strong community partnerships between these organizations. After the Haymaker site visit, the GOCO team visited the Brush Creek Open Space with Eagle County Open Space, another incredible success story made possible through partnership.
- GOCO was slated to host their Community Dinner at the River Park that evening, but a large storm forced us to change plans. GOCO and the partners from across the region made the best of it and visited 2nd Street Tavern for some additional time connecting and celebrating project successes. Thank you to Councilmembers Woods and Sunday for joining us.
- Finally, on Friday morning GOCO hosted their quarterly board meeting at the Brush Creek Pavilion. A huge thank you to Carla Nelson, Louie Atencio, and Kevin Aoki for their help coordinating a successful meeting for GOCO!

Culture Work

- Melissa and Larry spent time with nearly every department in June. We discussed the new culture statement and work behind it. Then we shifted gears and listened to our staff's experiences and ideas, focusing on how to best put this statement into action in our day-to-day work. A final meeting will be scheduled with the Community Development team in the coming weeks. You can read the finalized statement here: [TOE Culture Statement 2024 Final.pdf](#)
- Staff continue to finalize the new performance review process and anticipate rolling it out with the full staff in August.

COMMUNICATION & MARKETING

- **Quality of Life Initiatives and Community Engagement Plan**
 - Ongoing communication with Bill Wray regarding Quality of Life (QoL) initiatives and closing the survey.
 - Met with the Community Engagement Stakeholders group to discuss next steps and engagement opportunities to include Council and community interaction, letters to the community, weekly educational ads in the Vail Daily and more.
 - Developing a Community Engagement Plan for the rest of 2024 into 2025.
- **Digital Compliance Law**
 - The state has granted an extension for meeting the Digital Compliance law requirements. The town must demonstrate progress, plans and forward movement. This plan will be rolled into 2025 budget planning with work underway. Staff training, website audit and overall communications will begin this fall.
- **Howard Street Utility Work**
 - Participating in weekly meetings to maintain communication with residents along Howard Street and impacts of intermittent water shutoffs.
- **Safe Streets for All (SS4A) Study**
 - Developing a public involvement plan and strategies for the SS4A study. A SS4A website will be rolled out at the end of July with public involvement opportunities beginning in mid-August.
 - Staff is working on creating key stakeholders/community engagement group to help with data collection and share information with the community.

- **E-Bike Regulations**
 - Ongoing discussions about E-bike regulations and signage needs continue. Focusing on high impact areas that need immediate signage while Public Works begins the rollout of signage and pavement markers.
 - Appreciation to Vail Health and Kim Green for distributing helmets at Flight Days and helping share our messaging.
- **Holy Cross Energy Power Shutoff Workshop**
 - Holy Cross provided a workshop on how power shutoffs may occur in a wildfire and processes involved in a shutoff. A tabletop exercise may take place in late fall to work through a power shutoff scenario.
- **News in June:** [2024 Street Resurfacing Projects](#) | [Eagle Flight Days Celebrates 103 Years](#) | [Town of Eagle Construction Update](#) | [Cops and Bobbers Kids Fly Fishing Derby](#) | [New Community Development Director](#) | [\\$80,000 Grant to Support Downtown Eagle Haymaker Trail Feedback Sought](#) | [Eagle Villas Affordable Housing Units Preserved](#) | [E-bike Rebates Still Available](#) | [Flight Days Parade Registration](#) | [Terrace Park Restroom Work](#)

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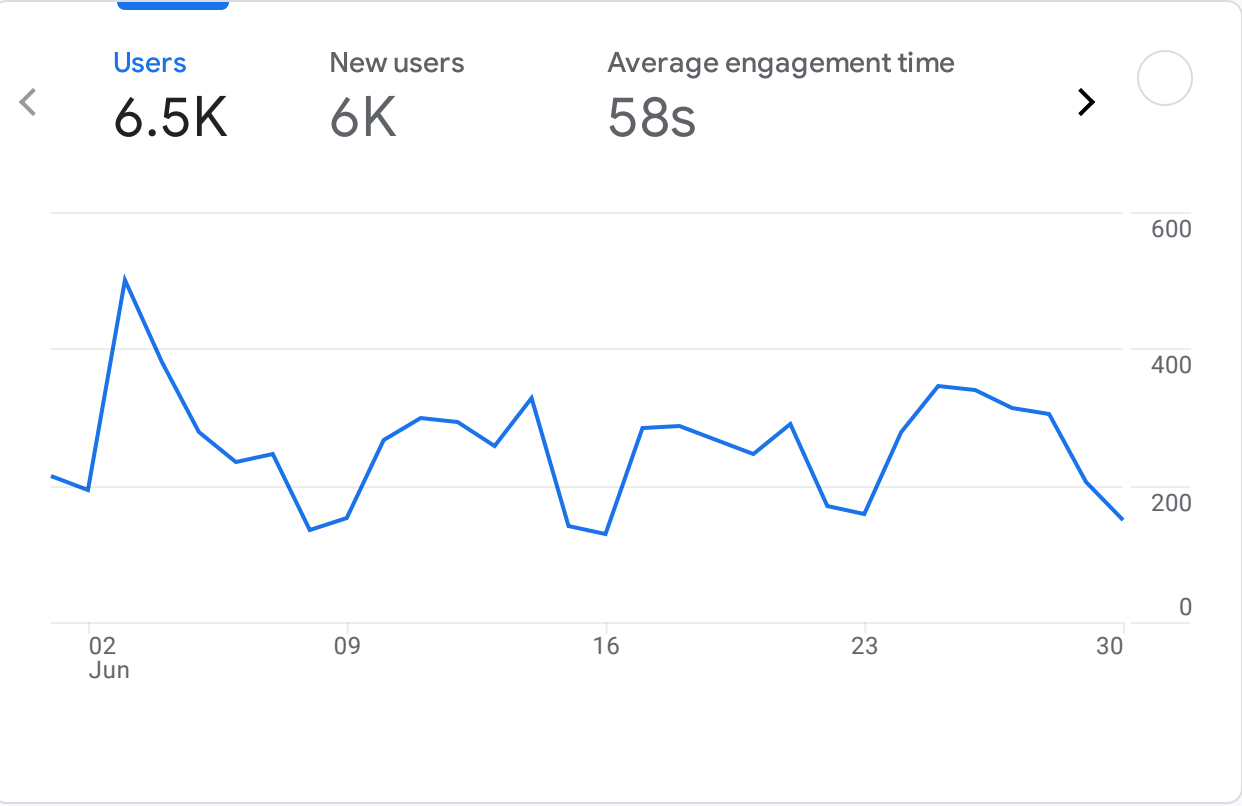
All Users

Add comparison +

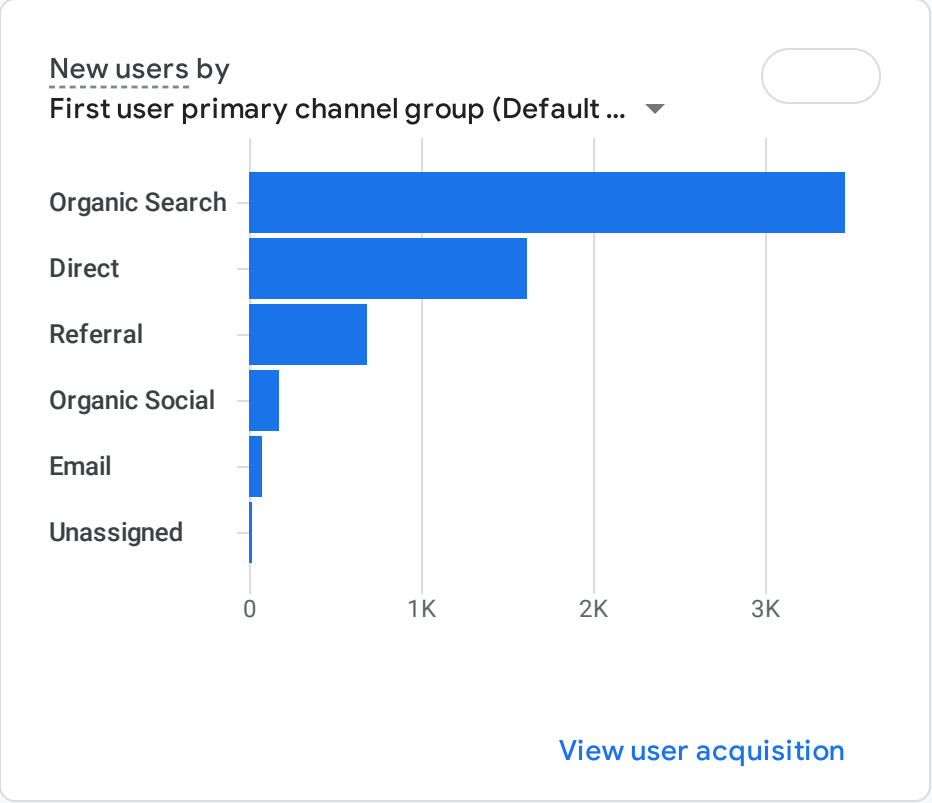
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Jun 1 - Jun 30, 2024

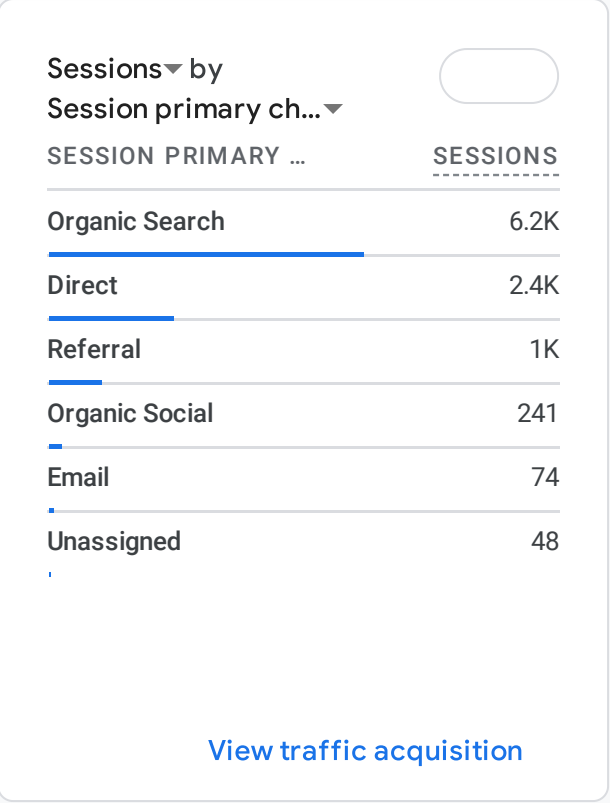
June 2024 Town of Eagle Website



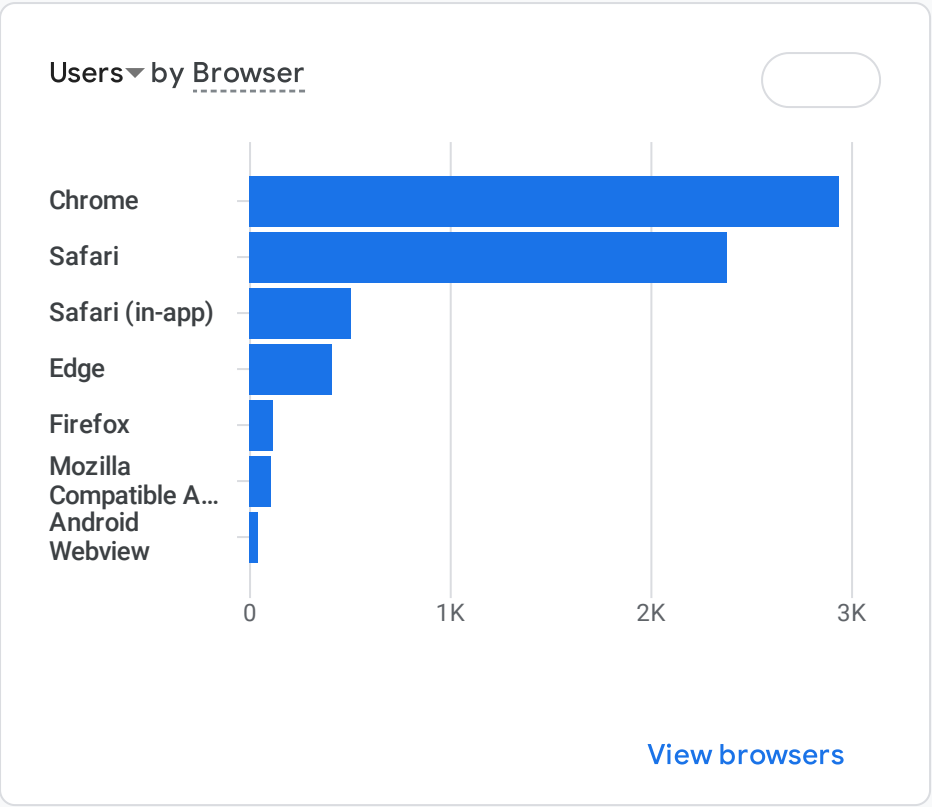
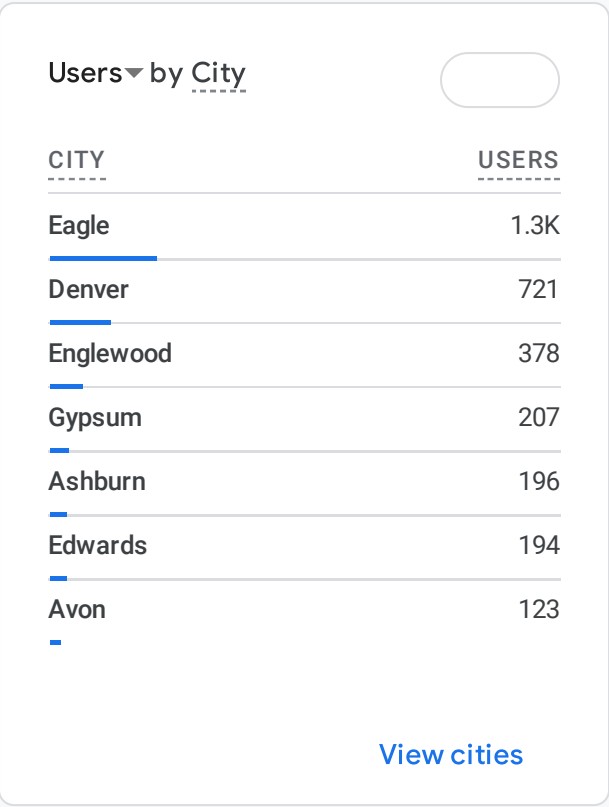
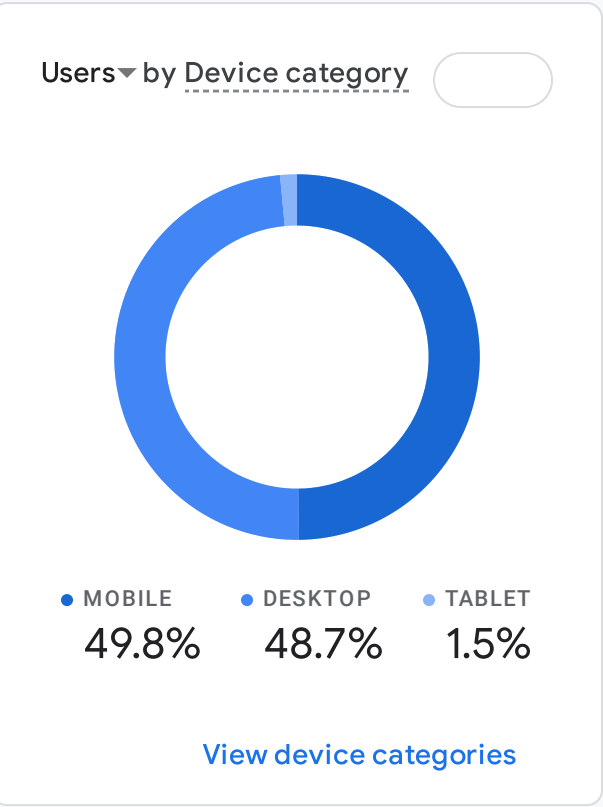
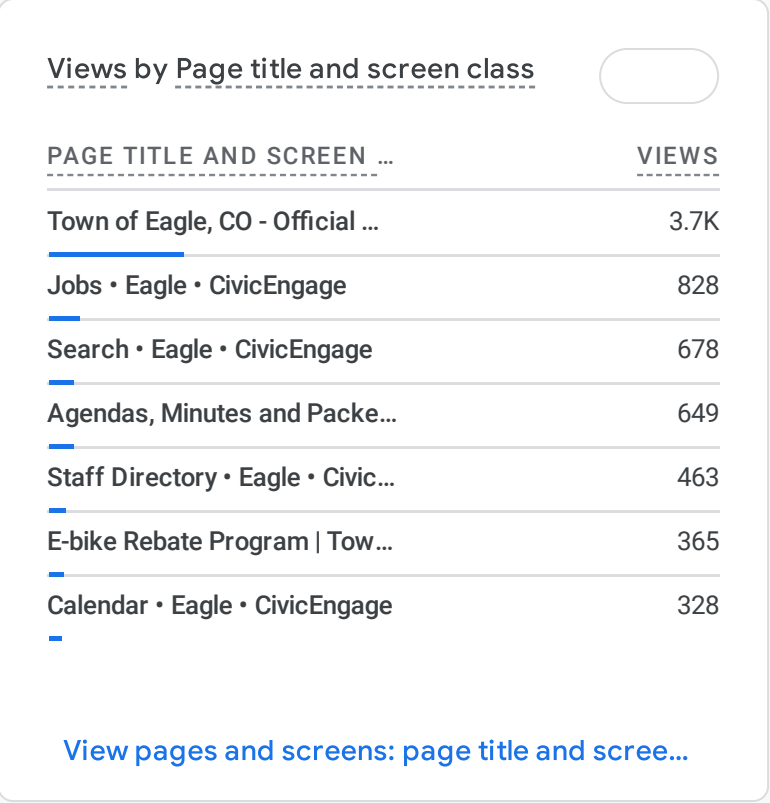
WHERE DO YOUR NEW USERS COME FROM?



WHAT ARE YOUR TOP CAMPAIGNS?



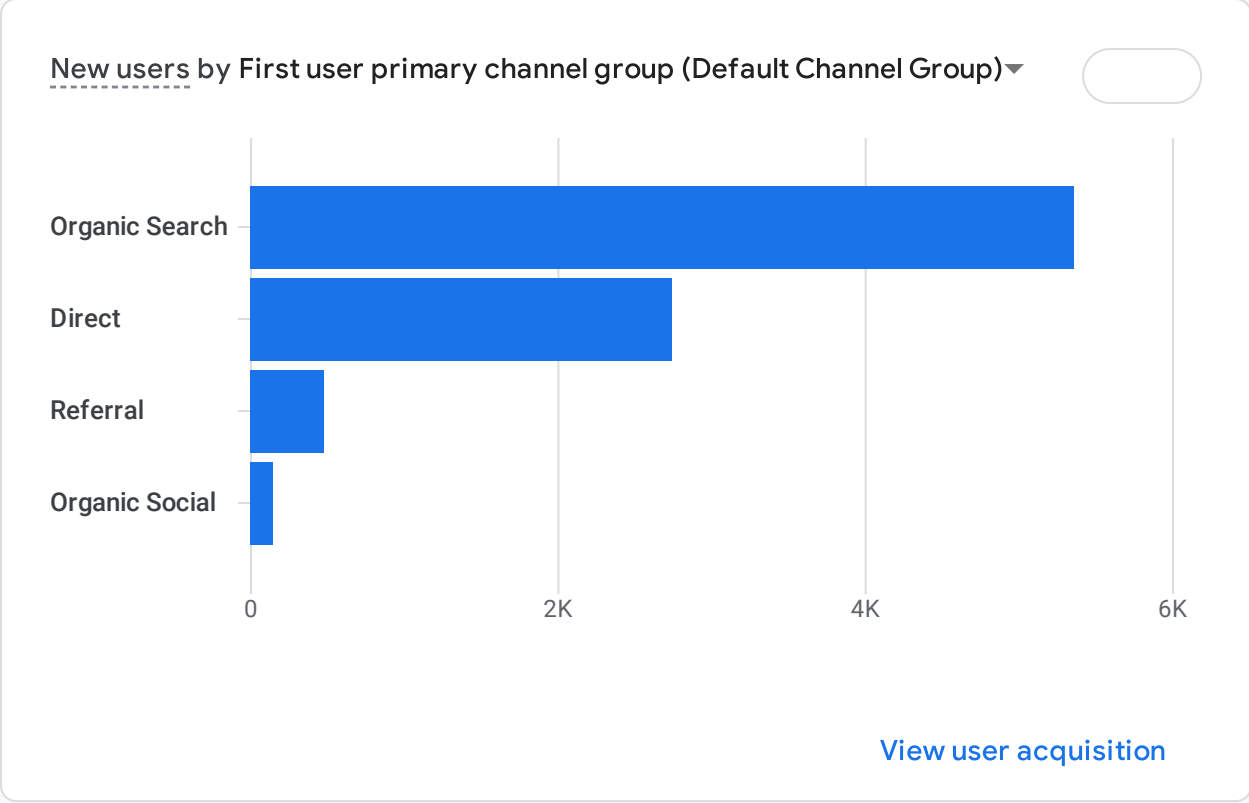
WHICH PAGES AND SCREENS GET THE MOST VIEWS?



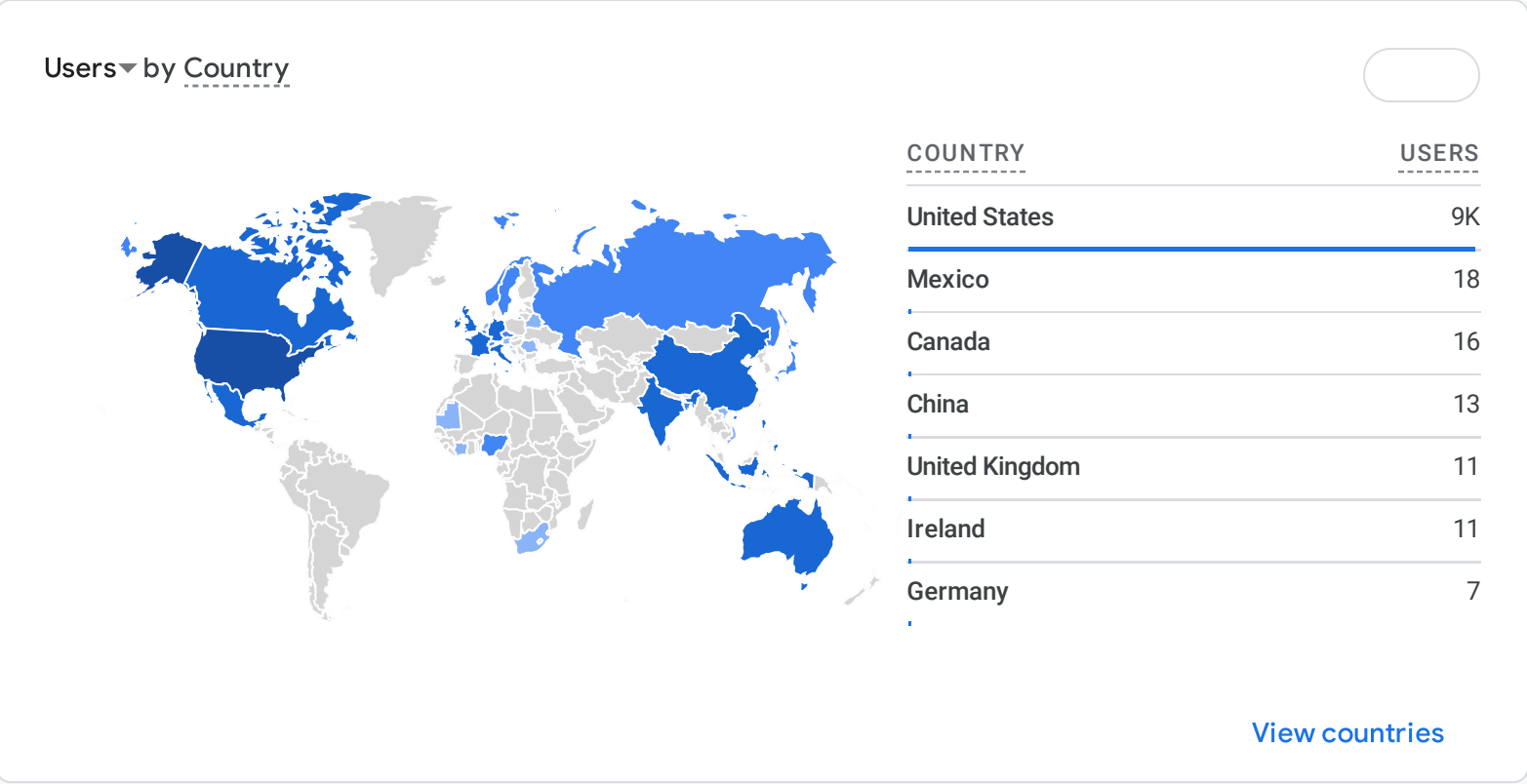
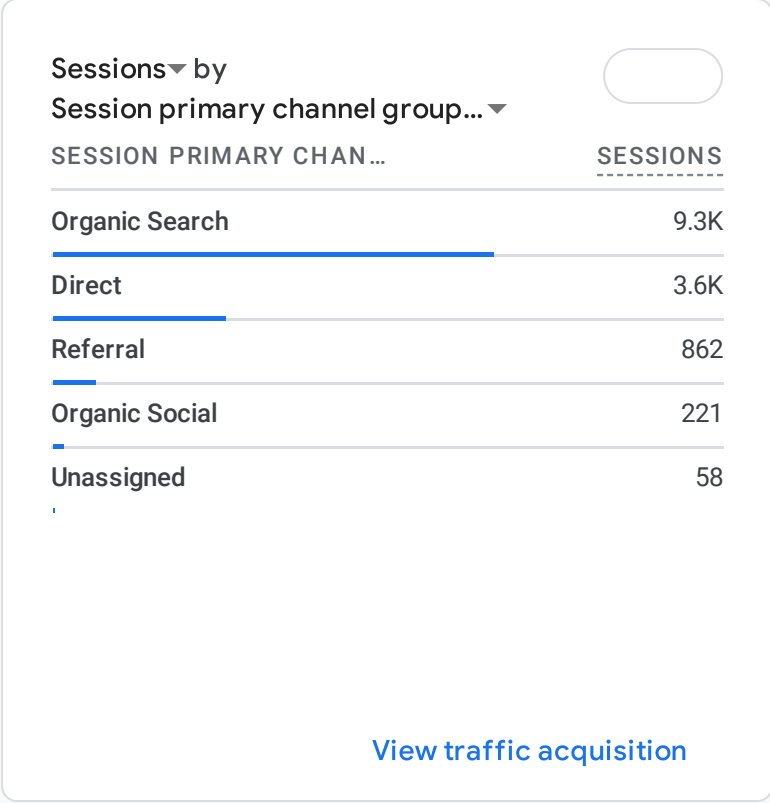
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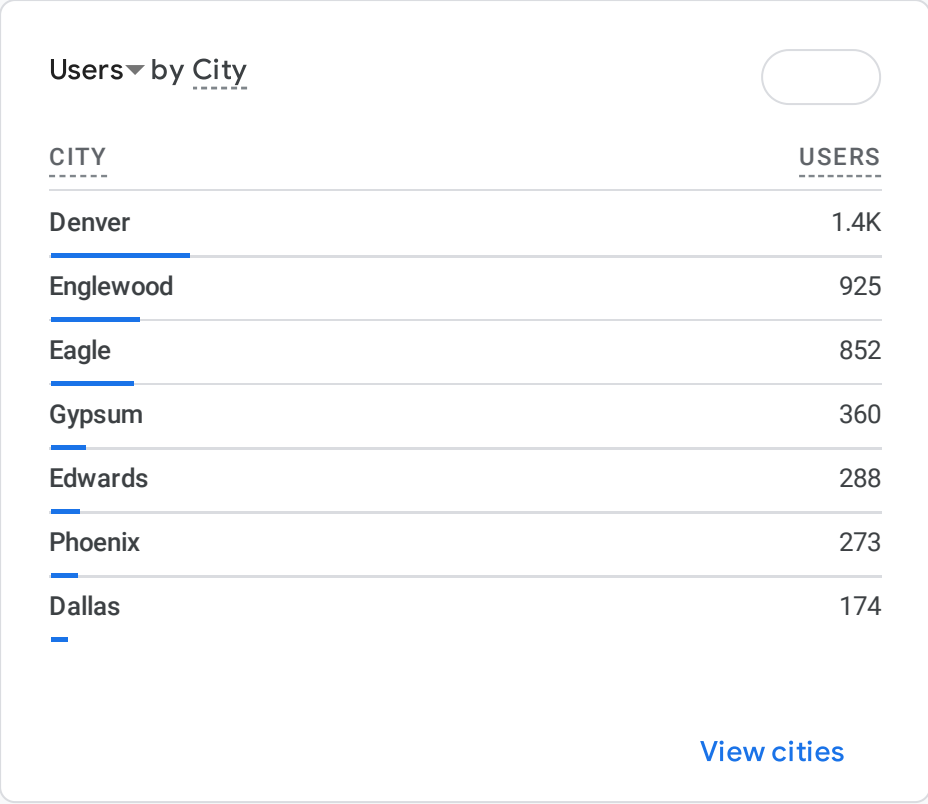
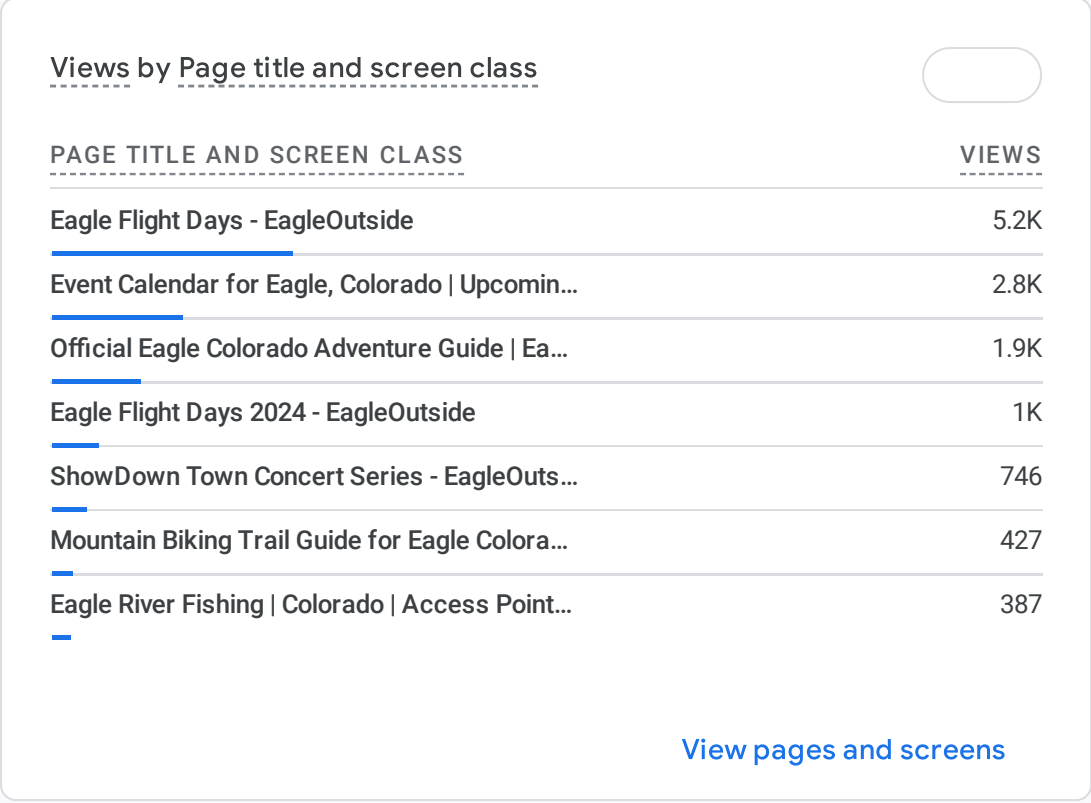
WHERE DO YOUR NEW USERS COME FROM?



WHAT ARE YOUR TOP CAMPAIGNS?



WHICH PAGES AND SCREENS GET THE MOST VIEWS?





Town of Eagle June 2024

Jun 01 - Jun 30, 2024

Page fans

3,408
fans



81
new followers



45,065
users



55,408
impressions



29 posts



1,511
clicks



2,513
clicks



63
clicks

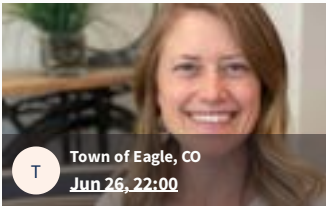


29,605
users



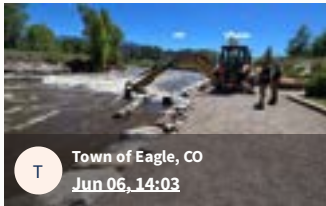
91
shares

 Top posts



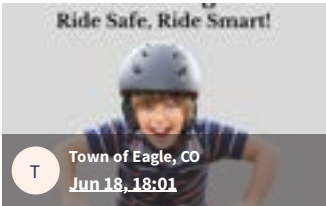
We're thrilled to announce that Peyton Heitzman has been named our new Community Development Director. Peyton

55 likes and reactions



Heads up to all our river users! Our Public Works crew removed a large log from the River Park yesterday. It was caught up on one

45 likes and reactions



Riding around town on an e-bike? Let's make sure your ride is smooth and safe. Here's a quick guide to E-bike regulations in Eagle

30 likes and reactions

Posts table

DATE ▲	MESSAGE	👍 REACTIONS	💬 COMMENTS	🔗 SHARES
 Town of Eagle, CO <u>Jun 30, 16:00</u>	 🚲🎉 Join Us for the 4th of July Bike Parade and Foam Party! 🎉🚲 Bring your family and deck out your bikes, trikes and scooters in red, white and blue! Unicycles and other non-motorized, pedal-powered vehicles are welcome too. Let's make this parade colorful and fun! No registration required...	11	0	2
 Town of Eagle, CO <u>Jun 29, 13:00</u>	 It's Day 2 of Flight Days! Here's the lineup of activities for today! 🕒 9 a.m. - Splash of Color Fun Run: Get ready to be splashed with colored powder at five color stations along this one-mile fun run. 🕒 10 a.m. - Parade on Broadway: Join us for the annual parade featuring floats, bikers, cyclists, businesses...	23	0	1
 Town of Eagle, CO <u>Jun 28, 23:33</u>	 103rd Flight Days is underway with an amazing opening ceremony by the The Tipi Raisers.	0	0	0

MESSAGE					
Tf Town of Eagle, CO Jun 28, 23:33 	103rd Flight Days is underway following a beautiful opening ceremony with The Tipi Raisers.	21	1	7	
Tf Town of Eagle, CO Jun 28, 14:02 	The 103rd Annual Flight Days Celebration Kicks Off Today! Join us for an amazing afternoon filled with festivities, food and fun Here's the lineup for today, Friday, June 28: 🕒 4-9 p.m. Festivities, Food, and Fun: Enjoy vendors, food trucks, Native American arts & crafts, and more! 🕒 4-7 p.m. Free Kid Zone:...	22	0	5	
Tf Town of Eagle, CO Jun 27, 14:02 	The Vail Valley Foundation will kick off the Free ShowDown Town concert series. presented by Alpine Bank, tonight (June 27) with the talented Erik Stucky. The event begins at 6:30 p.m. at Eagle Town Park. Bring your family, friends and a picnic, and enjoy a fantastic evening with us in Eagle. This is the perfe...	5	0	0	
Tf Town of Eagle, CO Jun 26, 22:00 	We're thrilled to announce that Peyton Heitzman has been named our new Community Development Director. Peyton began her journey with the Town of Eagle in 2020 as a Planner I and her dedication and hard work have led her through promotions to Planner II, Planner III and now Community...	55	8	0	
Tf Town of Eagle, 	Music and a Movie returns tonight (June 26) featuring music by Leon Joseph Littlebird and the movie,				

Eagle Outside Facebook Overview June

Jun 01 - Jun 30, 2024

Page fans

9,110

fans

Page new fans

10

new fans

Page reach

27,009

users

Page impressions

33,410

impressions

Posts

13

posts

Post engagement rate

2.99%

engagement rate

Post impressions

10,972

impressions

Post reach

10,840

users

Post clicks

168

clicks

Post link clicks

3

clicks

Post photo views

87

clicks

Top posts

E

Eagle Outside

Jun 26, 14:03

The second Music and a Movie will take place on tonight (June 26) featuring music by Leon Joseph Littlebird and the movie Spirit. Music

24 likes and reactions

E

Eagle Outside

Jun 19, 18:01

The Eagle Farmers' Market & Art Show kicks off Saturday, June 22 at Eagle Town Park! Come get your flowers, your produce, your

8 likes and reactions

E

Eagle Outside

Jun 17, 18:02

Join Us for the 4th of July Bike Parade and Foam Party! Bring your family and deck out your bikes, trikes and

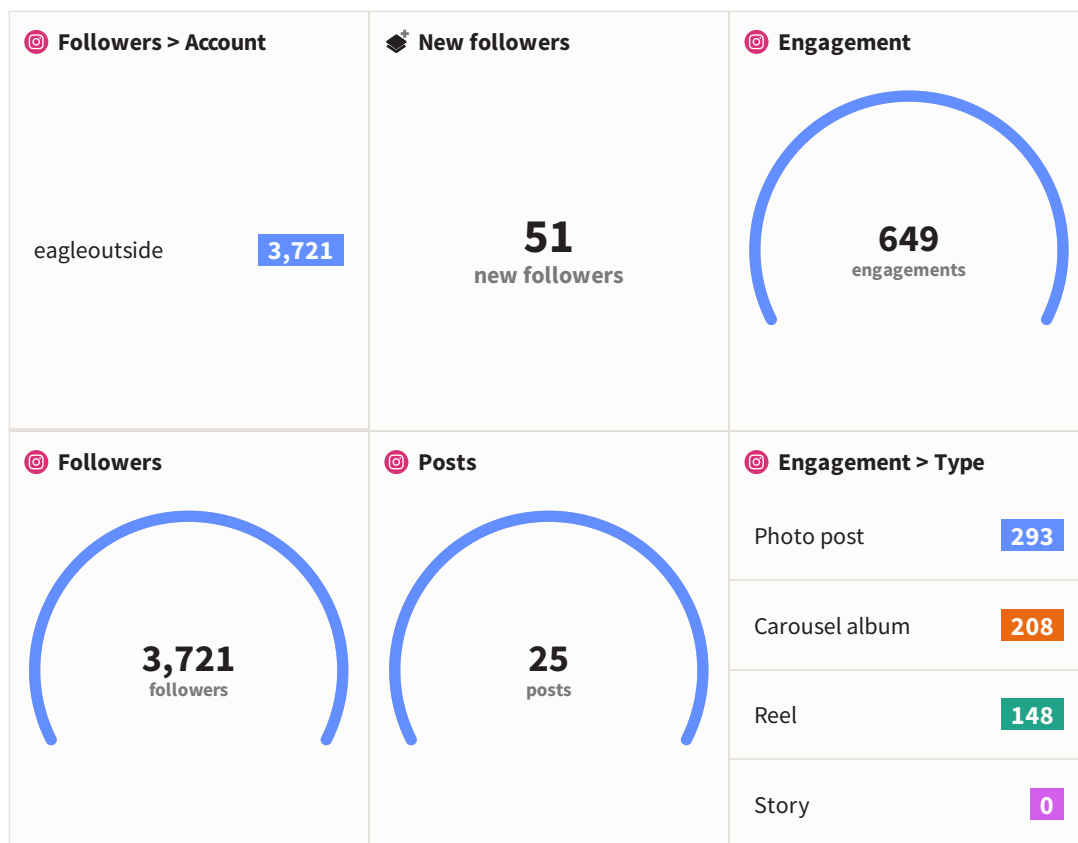
8 likes and reactions

Posts table

DATE ▲	MESSAGE	REACTIONS	COMMENTS	SHARES
Eagle Outside Jun 29, 13:00	It's Day 2 of Flight Days! Here's the lineup of activities for today! 🕒 9 a.m. - Splash of Color Fun Run: Get ready to be splashed with colored powder at five color stations along this one-mile fun run. 🕒 10 a.m. - Parade on Broadway: Join us for the annual parade featuring floats, bikers, cyclists, businesses...	3	0	0
Eagle Outside Jun 28, 14:02	The 103rd Annual Flight Days Celebration Kicks Off Today! Join us for an amazing afternoon filled with festivities, food and fun Here's the lineup for today, Friday, June 28: 🕒 4-9 p.m. Festivities, Food, and Fun: Enjoy vendors, food trucks, Native American arts & crafts, and more! 🕒 4-7 p.m. Free Kid Zone:...	2	0	2
Eagle Outside Jun 27, 14:02	The Vail Valley Foundation will kick off the Free ShowDown Town concert series tonight (June 27) with the talented Erik Stucky. The event begins at 6:30 p.m. at Eagle Town Park. Bring your family, friends and a picnic, and enjoy a fantastic evening with us in Eagle. This is the perfect way to spend a summe...	1	0	0

Instagram Overview Eagle Outside June 2024

Jun 01 - Jun 30, 2024



Followers

3,721

followers

Posts

25

posts

Engagement > Type

Photo post

293

Carousel album

208

Reel

148

Story

0

Posts Table					
DATE ▼	MESSAGE	❤️ LIKES	💬 COMMENTS	📈 REACH	
eagleoutside Jun 29, 22:02	(No description)	0	0	213	
eagleoutside Jun 29, 22:01	(No description)	0	2	248	
eagleoutside Jun 29, 13:01	It's Day 2 of Flight Days! Here's the lineup of activities for today! 🕒 9 a.m. - Splash of Color Fun Run: Get ready to be splashed with colored powder at five color stations along this one-mile fun run. 🕒 10 a.m. - Parade on Broadway: Join us for the annual parade featuring floats, bikers, cyclists, businesses...	37	0	681	
eagleoutside Jun 28, 14:05	The 103rd Annual Flight Days Celebration Kicks Off Today! Join us for an amazing afternoon filled with festivities, food & fun. Here's the lineup for today, Friday, June 28: 🌟 4-8 p.m. Festivities, Food, and Fun: Enjoy vendors, food trucks, Native American arts & crafts, and more! 🌟 4-7 p.m. Free Kid Zone:...	29	0	476	
eagleoutside Jun 27, 14:02	@vvfoundation will kick off the Free ShowDown Town concert series, presented by Alpine Bank, tonight (June 27) with the talented @erikstucky. Live music begins at 6:30pm. Bring your family, friends and a picnic, and enjoy a fantastic evening with us at Eagle Town Park. See you there! #EagleC...	35	1	635	
eagleoutside Jun 27, 00:50	2 Days! Eagle Flight Days, June 28 & 29 🌟 Excited to bring back the Indigenous Wisdom Gathering & Four Directions Ride! Join us Friday, 5 PM for the drum-in ceremony. Saturday is packed FULL of FREE festivities, food, and fun. Head to Eagleoutside.com for a complete schedule of events. Stoked to...	17	0	682	
eagleoutside Jun 26, 14:03	Music and a Movie returns tonight (June 26) featuring music by Leon Joseph Littlebird and the movie, Spirit. Music begins at 5:30 p.m. and the movie starts at 6:30 p.m. Music: Leon Joseph Littlebird A regionally and internationally acclaimed musician, performer, recording artist and composer, Leon...	16	4	595	
eagleoutside Jun 24, 22:01	Join us for Colorado's Bike to Work Day! There will be breakfast and aid stations throughout the valley, celebrating commuting to work via bike. The Town of Eagle will have a table outside Town Hall (200 Broadway) with breakfast goodies and swag from 7-9 a.m. Come say hello on your pedal to work.	13	0	419	
eagleoutside	Crazy fun week ahead! First up... @bravovail presents Dior Quartet at Brush Creek Pavilion on Monday, June 24, 5pm 🌟 @mountain_ridge hosts Fiesta Bride in the Park at Brush Creek Pavilion on...	11	0	452	

Overview

2,873 Recipients

Audience: Eagle Today

Delivered: Mon, June 3 2024 3:32 PM

Subject: Eagle Today

1,655 Opened	406 Clicked	17 Bounced	2 Unsubscribed
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Successful deliveries	2,856	99.4%	Clicks per unique opens	24.5%
Total opens	2,872		Total clicks	919
Last opened	7/1/24 1:41PM		Last clicked	6/26/24 2:15PM
Forwarded	0		Abuse reports	0

0 Orders	\$0.00 <u>Average order revenue</u>	\$0.00 <u>Total revenue</u>
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URL	Total	Unique
https://townofeagle.org/CivicAlerts.aspx?AID=718	136 (14.8%)	110 (15.2%)
https://townofeagle.org/1056/Tips-to-Reduce-Your-Wa...	132 (14.4%)	100 (13.8%)
https://eagleoutside.com/flightdays/	115 (12.5%)	80 (11.0%)
https://townofeagle.org/1046/E-bike-Rebate-Program	107 (11.6%)	83 (11.4%)
https://townofeagle.org/CivicAlerts.aspx?AID=719	84 (9.1%)	73 (10.1%)
https://www.planning.org/blog/9290741/eagle-colora...	79 (8.6%)	60 (8.3%)
https://www.townofeagle.org/jobs.aspx	71 (7.7%)	61 (8.4%)
https://mountainrec.org/five-things-to-know-about-th...	50 (5.4%)	41 (5.7%)
https://mountainrec.org/five-things-to-know-about-th...	27 (2.9%)	20 (2.8%)
https://eagleoutside.com/events-calendar-2/	22 (2.4%)	17 (2.3%)
https://www.townofeagle.org/calendar.aspx	17 (1.8%)	14 (1.9%)
https://townofeagle.org/CivicAlerts.aspx?AID=717	14 (1.5%)	12 (1.7%)
https://www.townofeagle.org/892/Town-News-and-No...	14 (1.5%)	11 (1.5%)
https://www.townofeagle.org/975/Ask-us-a-question	14 (1.5%)	8 (1.1%)
https://townofeagle.org/Jobs.aspx?UniqueId=4&From=...	11 (1.2%)	8 (1.1%)
https://eaglecountyhistoricalsociety.com/	8 (0.9%)	6 (0.8%)
https://www.townofeagle.org/Jobs.aspx?UniqueId=4&...	4 (0.4%)	4 (0.6%)
https://townofeagle.org/Jobs.aspx?UniqueId=4&From=...	4 (0.4%)	3 (0.4%)

Overview

1 Recipient

Audience: EMPLOYEE NEWSLETTER LIST
(Segment: Campaign Pasted Segment - 01 May 2024 03:28:05 pm)

Delivered: Mon, June 3 2024 12:29 PM

Subject: Eagle Spirit Employee Newsletter

1 Opened	1 Clicked	0 Bounced	0 Unsubscribed
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Successful deliveries	1 100.0%	Clicks per unique opens	100.0%
Total opens	192	Total clicks	20
Last opened	6/26/24 12:03PM	Last clicked	6/3/24 3:41PM
Forwarded	0	Abuse reports	0

0 Orders	\$0.00 <u>Average order revenue</u>	\$0.00 <u>Total revenue</u>
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Click performance

URL	Total	Unique
https://townofeagle.org/1046/E-bike-Rebate-Program	6 (30.0%)	1 (14.3%)
https://www.naco.org/articles/you-bring-your-weather	4 (20.0%)	1 (14.3%)
https://cityofvailco-self.govplatform.com/ssauth/regis...	2 (10.0%)	1 (14.3%)
http://eagleoutside.com	2 (10.0%)	1 (14.3%)
https://mountainrec.org/five-things-to-know-about-th...	2 (10.0%)	1 (14.3%)
https://www.planning.org/blog/9290741/eagle-colora...	2 (10.0%)	1 (14.3%)
https://townofeagle.org/CivicAlerts.aspx?AID=718	2 (10.0%)	1 (14.3%)
https://nam11.safelinks.protection.outlook.com/?url=ht...	0 (0.0%)	0 (0.0%)
https://eagleoutside.com/events-calendar-2/	0 (0.0%)	0 (0.0%)
http://townofeagle.org	0 (0.0%)	0 (0.0%)
https://facebook.com/townofeagle	0 (0.0%)	0 (0.0%)
https://instagram.com/eagleoutside	0 (0.0%)	0 (0.0%)
https://Townofeagle.org	0 (0.0%)	0 (0.0%)

Overview

2,875 Recipients

Audience: Eagle Today

Delivered: Fri, Jun 14, 2024 9:00 AM

Subject: Eagle Flight Days Celebrates 103 Years June 28-29

1,389 Opened	45 Clicked	16 Bounced	3 Unsubscribed
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Successful deliveries	2,859	99.4%	Clicks per unique opens	3.2%
Total opens	2,221		Total clicks	84
Last opened	6/18/24 8:23AM		Last clicked	6/17/24 11:54AM
Forwarded	0		Abuse reports	0

0	\$0.00	\$0.00
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URL	Total	Unique
https://eagleoutside.com/flightdays/	26 (31.0%)	19 (25.7%)
https://app.amilia.com/store/en/mountain-recreation/shop/programs/942...	11 (13.1%)	8 (10.8%)
https://www.townofeagle.org/jobs.aspx	9 (10.7%)	8 (10.8%)
https://townofeagle.formstack.com/forms/flight_days_parade	8 (9.5%)	8 (10.8%)
http://eagleoutside.com	7 (8.3%)	7 (9.5%)
https://www.townofeagle.org/892/Town-News-and-Notices	6 (7.1%)	5 (6.8%)
https://ow.ly/ZALz50SbVCm	5 (6.0%)	3 (4.1%)
https://www.eaglefarmersmarketandartshow.com/	5 (6.0%)	5 (6.8%)
https://www.townofeagle.org/975/Ask-us-a-question	4 (4.8%)	3 (4.1%)
http://bit.ly/4bMhsR7	2 (2.4%)	2 (2.7%)
https://www.townofeagle.org/FormCenter/Town-Clerk-Forms-6/Customer...	1 (1.2%)	1 (1.4%)
https://eagleoutside.com/events-calendar-2/	0 (0.0%)	0 (0.0%)
https://facebook.com/townofeagle	0 (0.0%)	0 (0.0%)

2,967 Recipients

Audience: Eagle Today

Delivered: Wed, June 26 2024 10:00 AM

Subject: Town of Eagle Announces New
Community Development Director

1,670 Opened	12 Clicked	12 Bounced	3 Unsubscribed
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Successful deliveries	2,955	99.6%	Clicks per unique opens	0.7%
Total opens	2,441		Total clicks	15
Last opened	7/1/24 1:39PM		Last clicked	6/27/24 10:24PM
Forwarded	0		Abuse reports	0

0 Orders	\$0.00 <u>Average order revenue</u>	\$0.00 <u>Total revenue</u>
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SPECIAL EVENTS

Marketing & Events Advisory Committee (MEAC)

- Work Session scheduled for August 6, 2024

ASK THE TOWN

- Daily inquiries on why the town is no longer having fireworks for the residents of Eagle.

MEETINGS

- Juan Garduno to review event requirements to close 4th street for public event.
- Noe Antunez, Vail Honeywagon, to discuss placement of waste collection for Showdown Town and Flight Days.
- Summer employee FUNction at Eagle River Park
- Brian Kunkel, 2nd Street Tavern, to discuss 2nd street closure for Down Valley Vibes Festival, August 23-24.
- Brett Donelson, The Cycle Effect, to discuss Haymaker Jam. We requested they move their event date.
- Eagle PD to help coordinate activities for NNO, AUG 6.
- Attended Mountain Recreation Opening Day to promote Flight Days and Pet Contest
- KZYR Last DJ
- Registration for the Youth Whitewater Safety course is FULL.
- Registration for the Community Tables goes live August 1.

FLIGHT DAYS – HUGE SUCCESS!

- The Indigenous Wisdom Gathering, presented by The Tipi Raisers. Thank you for sharing your wisdom.
- Mountain Recreation promoted & managed Color Fun Run registration, payment. Thank you, Sheryl Staten.
- Color Fun Run raised over \$1,800 for the Golden Eagle Senior Center. Thank you, Kim Fritzler.
- CW4 Darren Freyer was instrumental in making the static display come to fruition. Thank you, Colonel.
- Greater Eagle Fire Protection District for their tender truck! Thank you, Randy.
- Mick Daly helped recruit parade float participation. Thank you, Mick Daly.
- Castle Peak Veterinary Services for hosting the Pet Contest. Thank you, Holli & Holly.
- Thank you, Bryan Woods, for being a judge in the pet contest and your parade participation.
- Emcee, Weston Arbogast. Thank you!
- Thank you, Town of Eagle employees, MEAC members, and dedicated volunteers!

UPCOMING EVENTS

JULY	
7/4/24	July 4th Bike Parade
7/4/24	July 4th - NO SHOWDOWNTOWN
7/5/24	Garduño Quinceañera
7/6/24	Eagle Farmers Market
7/7/24	Yoga in The Park
7/10/24	Boneyard Brawl - VRD Mountain Bike Series
7/11/24	ShowDown Town Concert
7/9-7/14	Triple Crown Baseball World Series
7/12/24	Youth Whitewater Safety
7/13/24	Never Summer Race

7/13/24	Eagle Farmers Market
7/14/24	Yoga at the River Park
7/18/24	ShowDown Town Concert
7/20/24	Eagle Farmers Market
7/21/24	Yoga in The Park
7/22-7/27	EAGLE COUNTY FAIR & RODEO
7/25/24	Eagle Library Foam Party
7/25/24	ShowDown Town Concert
7/27/24	Eagle Farmers Market
7/27/24	BMX State Race

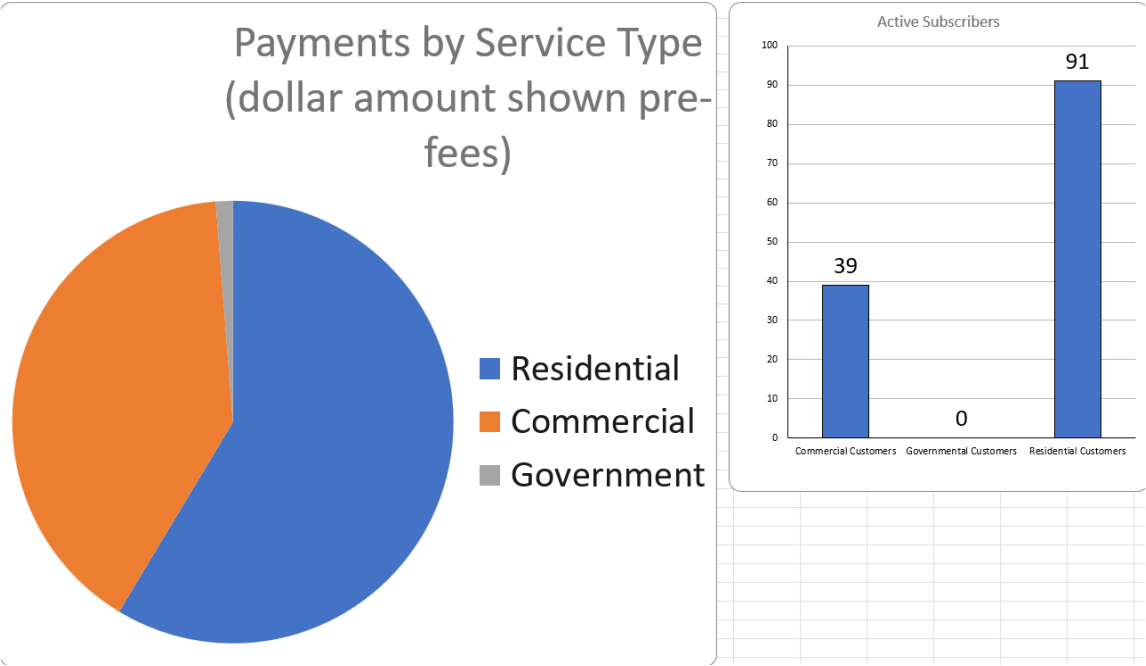
INNOVATION TECHNOLOGY

June 2024

- New monthly section in the Eagle Spirit "IT Tech Tips" to include training topics and Eagle IT news announcements

Broadband update:

- New installations on hold until council approval of funding.
- 39 business/government subscribers, 91 residential subscribers
- Broadband revenue generated in March: \$9654.94



Training:

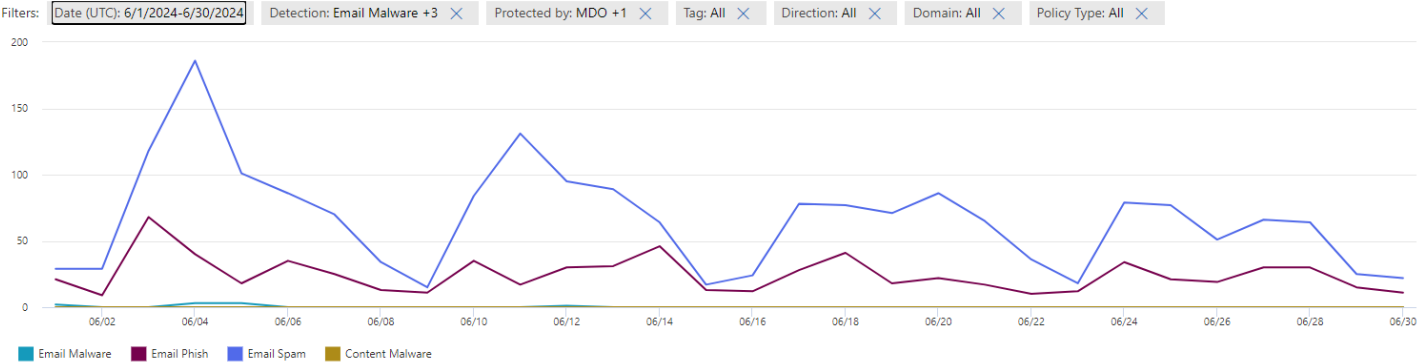
- IT staff is configuring on demand training portal

Technical Operations:

- Onboarding:
 - Connie Nunley - PW Admin
 - Julie Churches - Courts Clerk
- Email threat protection report:

Threat protection status

The Threat protection status report provides information about threats found prior to email delivery, covering relevant detection technologies, policy types, and delivery actions. [Learn more about this report](#)



FINANCE DEPARTMENT

June 2024

Administration/Financial:

- **Budget:**
 - **2025 Budget:** 2025 budget instructions and worksheets were distributed to departments, and the Finance team prepared for the budget kickoff meeting with staff held on July 1st.
 - **Capital Improvements –**
 - A new process for submitting requests for Capital Projects, including a new Prioritization Rubric has been created and will be presented during the budget kickoff meeting. The Prioritization Rubric evaluates projects and assists in ranking project importance based on the following criteria:
 - Regulatory Requirements
 - Reliance on the Town as the sole provider of a project
 - Change in Community Demand
 - Cost Recovery
 - Funding
 - Community Impact
 - Ability to leverage grants or other funding
 - Cost savings and efficiencies created by the project
 - Identified as a Community, Council or Staff Priority
 - Improved Public Safety, Health, or Welfare
 - Maintains or Enhances Quality of Life
 - Staffing Capacity for the Project
 - Project Alignment with Strategic Plan
 - Over the next few months, staff will be bringing forward different departments and funds for specific Capital Improvement Plan discussions with Council which will help inform budget and CIP recommendations as the 2025 proposed budget is developed.
 - Business Items to discuss-Prioritization of 2024 projects and future CIP projects
 - Sales Tax Capital Improvement Fund
 - Water and Waste Water projects
 - Other Public Works Projects
 - IT projects?
- **Short Term Rentals (STRs):**
 - STR Active Permits – 19
 - STR Active Permits newly Registered but not yet renting (3 – included in 19 count)
 - STR Closed Permits – 0
 - STR Permits in process – 2 accounts (newly identified - sent out initial outreach letters)
 - Revenue Collection:
 - May 2024: \$825 - (27%) decrease compared to 2023 YTD collections of \$1,131
 - Jan-May 2024: \$7,857 – (29%) decrease compared to 2023 YTD collections of \$11,121
 - *Effective May 31, 2024, the Town has terminated its agreement with GovOS for short-term rental (STR) identification services. The Town had been paying \$5,225 annually for this service since 2022. However, the GovOS software has been unable to identify unregistered properties or resolve the related software issues.*

Upon learning that some STRs might be unaccounted for, staff began conducting monthly research to self-identify these rentals and send initial outreach letters. Given that GovOS has not provided a satisfactory solution and staff has successfully managed the identification process, the Town has decided to discontinue the service with GovOS.

Currently, we do not plan to contract with another vendor and will continue to handle STR identification internally.

- **Audits:**
 - **Annual Audit:** Staff continues work on the 2023 Audit
 - **Unemployment Insurance Audit – 2023 –** The Town has been notified that we have been selected for an audit by the division of unemployment Insurance which will be conducted at the end of June.

Payroll/HR:

- Position changes in payroll
 - 0 New Hires
 - 1 Termination
 - HR Admin Tech II
 - 2 Promotions
 - Senior Planner to Community Development Director
 - Planner II to Senior Planner

Training:

- ICMA High-Performance Leadership Academy – Kelly Huitt
- Caselle – Miscellaneous Quarterly Trainings – Finance Team
- Staff participated in a multi-departmental Town of Eagle Culture Roundtable Session

Accounts Payable:

ACCOUNTS PAYABLE: INVOICES PAID							
	2020	2021	2022	2023	2024	VARIANCE FROM PY	
JANUARY	205	230	249	285	280	(5)	-2%
FEBRUARY	237	217	254	212	278	66	31%
MARCH	234	247	243	264	390	126	48%
APRIL	137	214	331	259	300	41	16%
MAY	162	260	269	388	314	(74)	-19%
JUNE	221	400	398	290	309	19	7%
YEAR TO DATE	1,196	1,568	1,744	1,698	1,871	173	10%

Utilities:

- **June 2024:**
 - Property Transfers – 7 (YTD – 47)
 - New Account Set Up – 24 (YTD – 39)
 - Utility Red Tags – 21 (2024 monthly Average 22)
 - Water Shut Offs – 0 (2024 monthly Average 0.2)
- **Water Usage and Budget v. Actual:**

Water Usage (In Thousands)									
MONTH	2019	2020	2021	2022	2023	PRIOR 5 YR AVG	2024	CHANGE OVER AVERAGE	
JANUARY	18,569	17,925	16,564	16,602	15,660	17,064	15,813	(1,251)	-7%
FEBRUARY	15,554	15,981	15,538	14,503	18,016	15,918	16,630	712	4%
MARCH	14,844	15,501	16,099	16,436	13,615	15,299	14,814	(485)	-3%
APRIL	16,101	15,578	17,443	14,988	15,071	15,836	16,935	1,099	7%
MAY	20,473	34,006	23,775	24,859	17,773	24,177	18,715	(5,462)	-23%
JUNE	37,622	61,463	60,403	51,373	42,130	50,598	48,409	(2,189)	-4%
TOTAL YTD	123,163	160,454	149,822	138,761	122,265	138,893	131,316	(7,577)	-5%

Town Council Department
Budget to Actual:

Town of Eagle - Town Council Department						
Budget To Actual Comparison for the 6 Months Ending June 30, 2024						
Account Number	Account Title	Period Actual	YTD Actual	Budget	Variance	% of Budget
10-49-110	SALARIES & WAGES	3,800.00	22,800.00	45,600.00	22,800.00	50%
10-49-142	WORKERS COMPENSATION	19.04	54.30	56.00	1.70	97%
10-49-143	HEALTH & INSURANCE BENEFITS	0.00	0.00	168.00	168.00	0%
10-49-144	FICA - EMPLOYER'S	290.70	1,744.20	3,488.00	1,743.80	50%
10-49-210	OFFICE SUPPLIES	0.00	47.85	0.00	-47.85	0%
10-49-225	UNIFORMS	0.00	0.00	500.00	500.00	0%
10-49-235	EQUIPMENT (NON-CAPITAL)	0.00	0.00	0.00	0.00	0%
10-49-310	COMMUNICATION & SHIPPING	0.00	0.00	0.00	0.00	0%
10-49-320	LEGAL NOTICES	0.00	0.00	1,500.00	1,500.00	0%
10-49-330	DUES & SUBSCRIPTIONS	0.00	0.00	0.00	0.00	0%
10-49-340	UTILITY SERVICES	0.00	0.00	0.00	0.00	0%
10-49-347	PROFESSIONAL SERVICES	4,947.54	18,947.54	23,000.00	4,052.46	82%
10-49-351	LEGAL - GENERAL	0.00	0.00	0.00	0.00	0%
10-49-362	COMPUTER SUPPORT	0.00	0.00	0.00	0.00	0%
10-49-371	TRAVEL EXPENSE	0.00	0.00	5,250.00	5,250.00	0%
10-49-372	MEETING EXPENSE	0.00	7,554.76	11,750.00	4,195.24	64%
10-49-380	TUITION & BOOKS	0.00	0.00	6,000.00	6,000.00	0%
10-49-450	SPECIAL COUNCIL FUNDING	5,000.00	10,166.67	15,334.00	5,167.33	66%
10-49-510	INSURANCE	0.00	0.00	831.00	831.00	0%
10-49-915	COMMUNITY REQUESTS	0.00	42,443.00	50,000.00	7,557.00	85%
		\$ 14,057.28	\$103,758.32	\$163,477.00	\$59,718.68	63%

HUMAN RESOURCES

June 2024

Benefits

- Finalized Training & Tuition Reimbursement policies due to legal updates

Risk Management, Safety and Work Comp

- Managing 8 Total General Liability & PC Open claims
 - 2023 total claims = 16 (14 closed)
 - 2024 total claims = 6 (1 closed)
- Managing 1 Work Comp Claim
- Finalizing CIRSA Safety compliance audit

Recruiting – Onboarding

- 27 open positions – 22 positions filled:
 - 18 full-time & 1 part time open position (6 of those positions carried over from the 2023 budget) and 5 seasonal positions (1-Open Space, 1-Refuse & 3-B & G Seasonal staff)
 - 4 positions currently in progress
 - Planner II / III-Sr. Planner
 - Police Officer or Academy Cadet – grant funded (2nd of 2 positions)
 - Wastewater Operator, re-advertising
 - Engineer I / II, posting this week

HR Administration, Training, Translation Assistance or other

- Initial RFP for HRIS drafted, meet with IT to finalize and distribute.
- Begin Budget preparation for 2025, work with Compensation Analyst for 2025 pay projections
- Assist with Town Managers Annual Review and compensation market research
- Continued discussions with the Performance Management Process for improvements as part of culture initiative
- HR has completed 9 weeks of the ICMA Leadership Academy, a 12-week virtual training program, 5 hours weekly
- Assist with Employee Summer FUNction set up/meal preparation
- 5 hours of online training attended for HR certification credits: Mental Health for Teams, Mental Health for Business Leaders, FMLA compliance, What GenZ wants, Pregnant Workers Fairness Act (PWFA) regulations, 1 yr. later best practices

COMMUNITY DEVELOPMENT

June 2024

LONG RANGE PLANNING

ReCode Eagle – The Land Use and Development Code (LUDC) – [link to code](#)

- Staff has identified some process inconsistencies within the Administrative Chapter of the Code and will be working towards amending those process pieces.
- Staff has identified the need to correct inconsistencies between the Use Table definitions and Use Table standards. These amendments are on hold until staff has completed work on the processes in the Administrative Chapter
- Staff recently met with the Fire District and the Paramedic District to discuss the current level of service (LOS) standards referenced in the Adequate Public Facilities section of the Code. These meetings are an opportunity to gain input from these agencies on whether these standards need to be updated or clarified. These LOS standards were not updated through the ReCode process.
- Staff is processing a 2nd amendment that resolves inconsistencies identified in Ch. 4.17 and other areas of the Land Use Code. Staff is working with legal to determine prioritization of the amendment

WUI Code

- Staff are actively engaged in the County-wide Wildland Urban Interface (WUI) Code update process, led by the Eagle County Wildfire Collaborative. This initiative involves collaboration with jurisdictions throughout the valley to create a WUI Code that caters to our local needs.
- The group held a meeting on June 13th to compare/contrast wildfire regulations among the participating jurisdictions. The next meeting is scheduled for August 8th. Staff will be attending the Wildfire Resilient Communities Training put on by the Roaring Fork Valley Wildfire Collaborative on July 19th.

LAND USE APPLICATIONS IN PROGRESS

For more information and to access project documents, visit the Town's [Active Land Use Applications Page](#).

- West Eagle Housing - Annexation, Major Development Permit, Subdivision, Zoning
 - Applications in process. No update.
- Haymeadow - Major PUD Amendment
 - A revised application has been submitted and it out on referral. Public Hearing dates have not yet been determined.
- Haymeadow ADA Amendment
 - Staff has continued to meet bi-monthly with the applicant to move towards a resolution for this amendment.
 - Abrika Properties, LLC and staff have made significant progress in negotiations since June 11th, more information on this to come.
- North Broadway – Annexation and Zoning
 - Applicant has withdrawn their request for PUD zoning following annexation, and has submitted a request for CMU2 zoning for the entire property. The annexation/rezone application is out on referral review.
- Reserve at Hockett Gulch – PUD Amendment and Major Development Permit (Phase 1b and II)
 - Request will run concurrently with PUDA24-01.
- 7 Hermits Condominiums at Haymeadow (Bldg. D)

- o The application was submitted on July 2nd.
 - o Staff is working on completeness review.
- Sweet Leaf Pioneer Special Use Permit
 - o Application to be re-presented at a future P&Z and TC public hearing. Staff is coordinating with the applicant on these dates.

NOTABLE UPDATES

- We are excited to announce that Jessica Lake was promoted to Senior Planner on June 18th!
- The Town posted an opening for a Planner II or III/Senior Planner on June 27th.
- Staff continue developing Standard Operating Procedures (SOPs) to enhance consistency, undergo a critical review of where we can improve, and create tools to assist new staff. This work will likely be ongoing through the end of the year. To date, staff has completed SOP's for planning review of building permits, invoicing, CivicClerk (posting agendas & packets), encroachment and mobile vending permits, PZ recruitment, recording documents, the referral process and sign permits.
- Staff has met with members of the community on development proposals ranging from small administrative permits to larger development, subdivision, and annexation applications. Pre-application meetings in 2024:
 - o June – 6
 - o May – 3
 - o April – 5
 - o March – 8
 - o February – 6
 - o January - 2
- Community Development provides Spanish translation services. These services are utilized by Court, Administration, IT, Building, etc. We have provided 16 points of contact in June, this includes walk ins, phone calls, and transfers from other departments.
- Planning Capacity Grant Fast-track – This RFP was completed and it can be viewed here: <https://www.bidnetdirect.com/colorado/townofeagle> . We have decided to extend the deadline to July 19th to attract a wider pool of responses.

Administrative Approvals (Encroachment Permits, Sign Permits,)

- Currently reviewing 1 Sign Permits.
 - o 7 Sign Permits have been approved and issued so far this year.
 - o 1 encroachment permit has been approved and issued this year.

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Hockett Gulch Apts.	16186 Hwy 6	TCO issued for 5 of 6 buildings. The final building anticipated mid August.
Haymeadow	91 Mountain Hope Circle	Building A, TCO anticipated next few weeks.
Habitat for Humanity	3 rd Street	Working towards TCOs in July.
Slope and Hatch	115 East Second St Unit 1	Construction work commenced. Sign Permit issued. Inspections progressing.
C&C Plumbing and Mechanical	882 Chambers Ave	Both buildings under construction. PW approval for CO and Planning approval for CO, remaining.

Stone Concepts of Colorado	85 Marmot Ln	Application pending
Eagle County BMX	1700 Bull Pasture Rd	Applications (3) pending

Building

The figures below show general activity levels not broken down by permit type (building, electrical, plumbing, mechanical, etc.)

TYPE OF WORK PERFORMED	EOY 2023	YTD 2024
Inspections (n/i Planning, Public Works)	1,885	1219
Permits Processed	411	170

- Staff currently engaged in a Regional Net Zero [Building] Cohort with other municipalities in both the Eagle Valley and Roaring Fork Valley. One meeting left.
- New inspector is anticipated to start work on 8/12.
- We are phasing out of electrical inspections being performed by the Town of Gypsum and transitioning to the State Electrical Board, moving forward. All new applications for electrical permits shall go through the state.

P&Z and Council Meeting Schedule

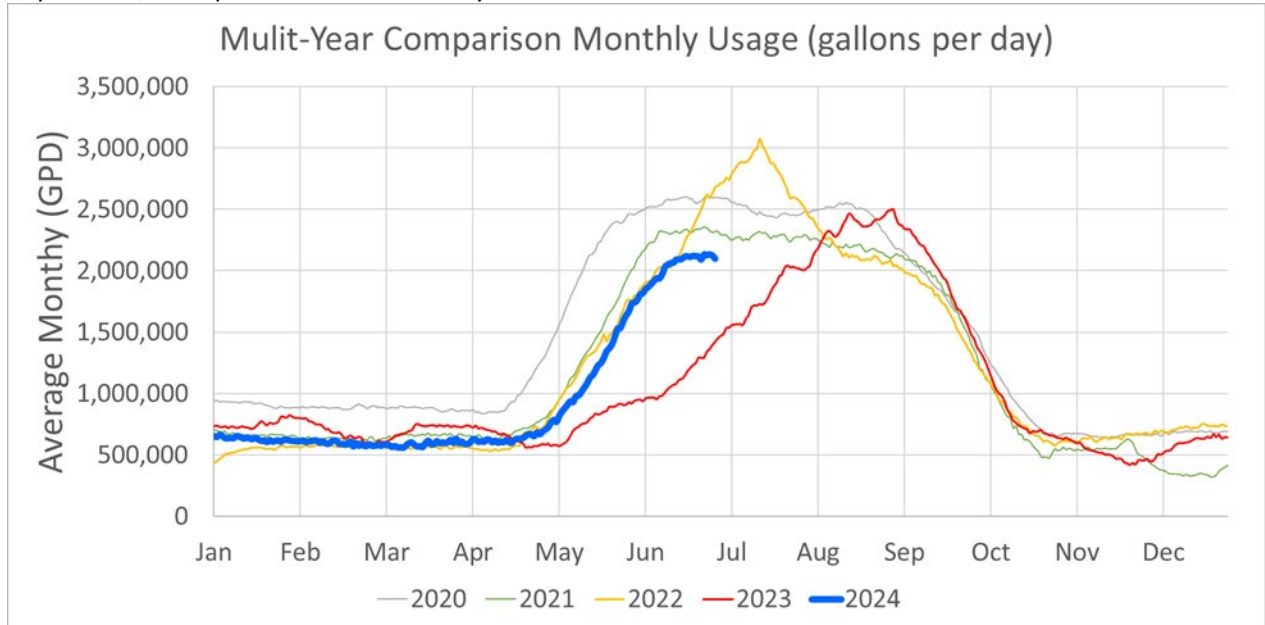
July 2024
July 2 nd (Planning Commission) - Cancelled
July 9 th (Town Council)
July 16 th (Planning Commission)
July 23 rd (Town Council)
August 2024
August 6 th (Planning Commission)
August 13 th (Town Council)
August 20 th (Planning Commission)
August 27 th (Town Council)

PUBLIC WORKS

June 2024

Water (Stephan Wilson, Utilities Manager)

- Production: Weekly water production has increased to 2.1 million gallons per day (MGD) in June. Weather dependent, total production should stay between 2.0 and 2.5 MGD for the next three months.



- Lead and Copper Rule: Sunrise Engineering and LRE have been working to identify homes with an unknown service line material as a part of the revised lead and copper rule. Homeowners who's service line material is unknown have been asked to complete a survey or allow the Town to access their property for service line material identification.
- Hydrant Flushing: Staff completed hydrant flushing with a total of 525 hydrants flushed
- Advanced Metering Infrastructure (AMI) antennas: Three new AMI antennas have been installed in Town. This new infrastructure will allow for meter reading to occur daily aiding in transitioning accounts and identifying leaks in customer plumbing.



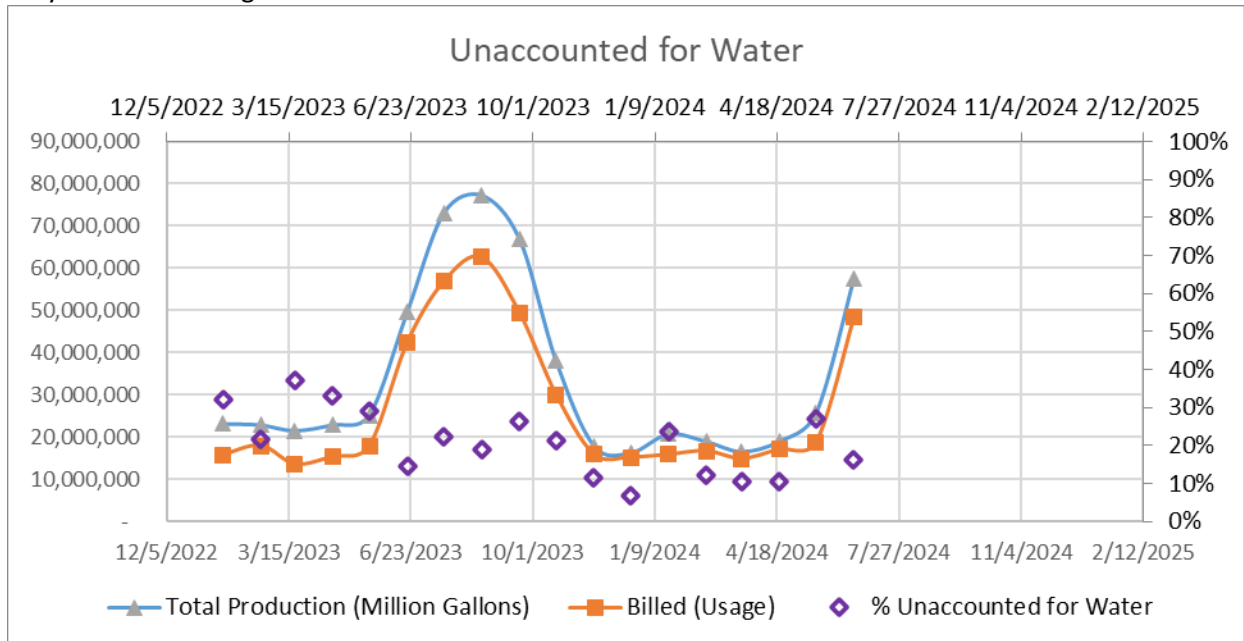
- 2 MG Tank and Lower Eby Creek Tank: A design submittal has been submitted to CDPHE-WQCD and the Town is anticipating approval in the near future. This project is an age replacement of the Lower Eby Creek booster

station along with recoating the Town's 2,000,000 million-gallon Upper Basin and 1,000,000 million-gallon Lower Eby tanks.

- East Eagle Tank: The preliminary Geotechnical report and foundation recommendations have been delivered. The structural team is working to refine the preliminary recommendations. Preliminary design is in progress.
- Cemetery Tank: The project has been put out to bid with three bids received on 4/25. Desing approval has been received from CDPHE. The Town is currently waiting for County approval.
- General Maintenance: A Leak was identified and fixed on the Town's main water transmission main along Brush Creek Rd. Since completing flushing staff have been working to repair hydrant identified as needing service.

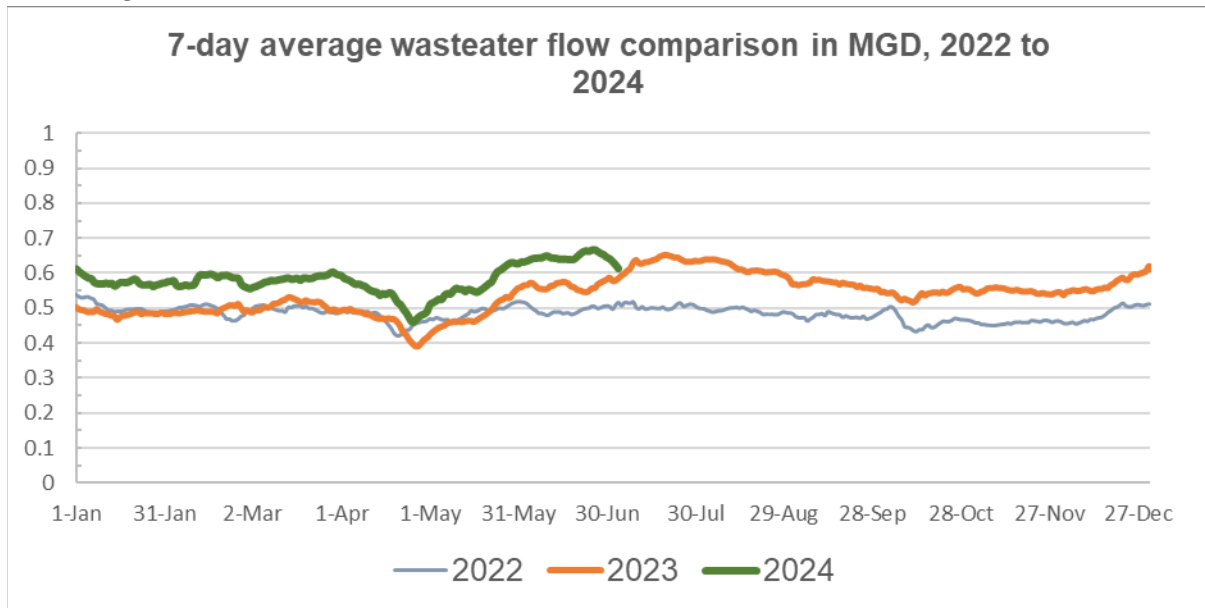


- Production vs Billing: For February through April production vs billing was within 10%. With Hydrant flushing in May the difference grew to 27%. For June unaccounted for water fell to 16%.



Wastewater (Stephan Wilson, Utilities Manager)

- **Flows:** Weekly wastewater flows have trended up from 0.6 MGD to 0.65 MGD in June showing an 8% increase in Town usage.

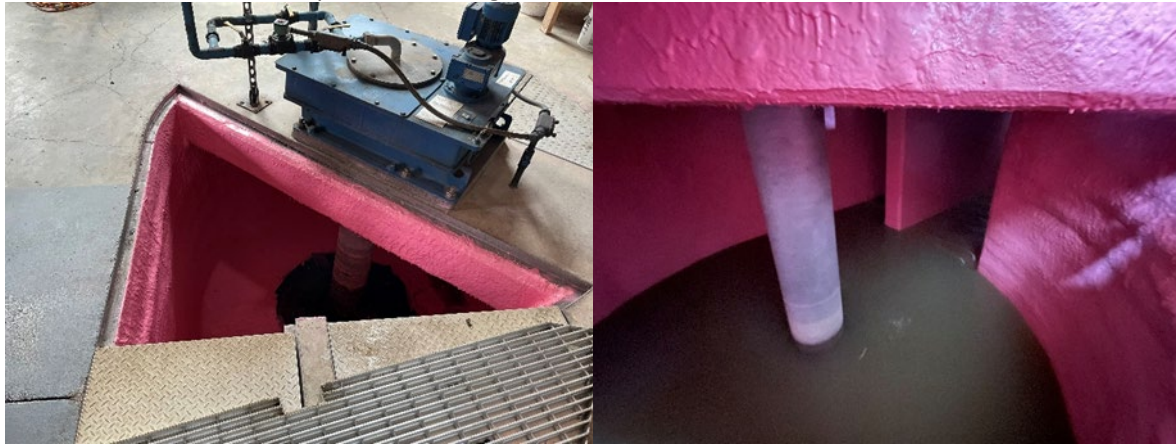


- **Wastewater Treatment Facility (WWTF) improvements:** Currently the Town is demoing an ammonia probe proposed for controlling the new process improvements. The intent is to improve the controllability of the process while reducing total air consumption. Preliminary design and chemical feed sizing is being developed for total inorganic nitrogen and total phosphorus removal. The chemical dosing and storage volumes required are larger than initially anticipated. These improvements are intended to reduce energy consumption, improve plant controllability, and improve the plant's effluent quality.



- **Collection System:** Collection system jetting and inspection is scheduled to begin next week.
- **WWTF Headworks:** The Town has two grit removal systems. It is a part of the pretreatment process designed to remove grit, sand, silt, and fibers. The system prevents abrasive particles from damaging mechanical equipment, clogging pipes, and reducing treatment efficiency. Over the last several years the coats in the concrete basins have failed and removed one of the systems from service. Last week the failed coating for both grit removal

trains was removed and replaced allowing both to return to service.



- Fire protection system upgrades at the wastewater treatment plant are in progress.
- We are still waiting for the State to release a final permit modification No. 1

OPEN SPACE & TRAILS

(Brian Lieberman, Open Space & Trails Manager)

- Open Space and Trails Master Plan Implementation Projects – The Vail Valley Mountain Trails Alliance (VVMTA) and Hardscrabble Trails Coalition (HTC) have started to implement the projects approved in the Eagle area [Environmental Assessment completed earlier this year](#). All projects are located on lands Managed by the Bureau of Land Management (BLM) adjacent to the Town of Eagle and are largely based on projects identified in the [Town's 2022 Open Space and Trails Master Plan](#).
 - Projects that were completed in June:
 - The “Good Bit”- Extension of the Boneyard Trail that will get users off Bellyache Road at the beginning of the trail. This is now open!
 - Dirt Surfer Reroute – Work continues on the Dirt Surfer Reroute. It should be open to the public soon.
 - The reroute of the last climb on the Abrams Gulch Trail has been completed. It is now open to the public!
 - The VVMTA trail crews will now focus on projects at higher elevations. They will return to Eagle in the fall to continue trail work in the area. HTC will continue to host volunteer days to complete work throughout the summer.
- Vegetation and Soil Analysis-
 - The Town's 2023 Open Space Management Plans (Management Plans) include recommendations and strategies for revegetation and improvements of vegetation cover and soil health. Most of these proposed recommendations and projects would benefit wildlife by encouraging better vegetation growth in an important winter range.
 - Although the Management Plans included a robust natural resource inventory, they indicated that implementing some recommendations would require additional analysis to evaluate site-specific conditions. The plans recommended more in-depth analysis to determine soil nutrient loads and existing vegetation composition.
 - The Eagle Ranch Wildlife Committee (ERWC) has expressed interest in funding further analysis recommended by the Management Plans, with the objective of funding revegetation and/or restoration projects based on the analysis's results.
 - Staff approved the ERWC to hire a contractor to collect additional natural resource data in open space properties. The Committee would need to request approval from the Town for any future phases of work focused on actual restoration implementation.
- Title 6 Code Review
 - Title 6 of the Eagle Municipal Code defines the rules, regulations, and provisions that specifically apply to users of open space properties owned by the Town.
 - Most of Title 6's contents are 10-20+ years old, and staff have identified sections that need updates and criteria that are missing to steward and maintain open space properties effectively.
 - Most of the issues that have arisen so far are from instances when staff have attempted to use the code to achieve a desired outcome, but it has fallen short owing to missing or vaguely worded statutes.
 - Staff intends to start reviewing Title 6 to identify areas in need of updates. Updates will be addressed with assistance from the Town's legal counsel and OSRAC.
 - All proposals will be presented to the Town Council. There is currently no defined timeline for completion. But, staff would like to get started on a couple of key changes within the coming months.
- Haymaker Reroutes – Outreach about the proposed reroutes on the Haymaker trail berm descent for the High School Race has been out in the community for the past couple of weeks. The outreach was included in Eagle Today, the Town website, the Town's social media, posted on the trail, and in partner outreach.

- So far, the staff have received about 15 comments from the community.
- Staff requested that all comments be submitted to the Town by July 9, 2024.
- Adopt-A-Trail (AAT) and Volunteer Projects
 - In June, town staff assisted several volunteer groups with trail and open space maintenance projects.
 - The LOV Connection AAT group completed updates to the bridge that crosses Hernage Creek.
 - A volunteer group trimmed vegetation and did tread repairs to the Single-Track Sidewalks.
 - An Eagle Valley Land Trust volunteer group cleaned up trash and old fencing on the Spud Cellar Property.
 - An AAT group completed some maintenance on Haymaker.
- Haymaker Restroom
 - Two new portable toilets have been added to the Haymaker trailhead to keep up with increased use in the area (likely from the bike park).
 - That brings the total to 4 portable restrooms for the Haymaker lot.
 - This would be an ideal location to consider a more permanent restroom solution. Staff intends to do some research and present some ideas for updates during this year's budget development.
- Noxious Weeds and Ground Squirrel Control have been ongoing on open space properties.
 - Noxious Weeds:
 - The Town's noxious weed contractor has been in the area twice this summer, targeting early flowering weeds such as white top, houndstounge, and musk thistle. They will return to the area at least three more times this summer.
 - Focus areas include trail corridors, trailheads, other disturbed areas, environmentally sensitive areas, areas with wildlife treatments, and other areas susceptible to noxious weed encroachment.
 - Money secured through the America the Beautiful grant will be used to purchase native seed to disburse after treatments occur.
 - Ground squirrels
 - The Town has been working with two different contractors to assist with ground squirrel control.
 - Focus areas have been the Haymaker Trailhead, the Dog Park, Brush Creek Open Space (behind the restaurant on Capitol Street and near the fishing pond).
 - Ground squirrel control will continue for the coming weeks.

ENGINEERING

(Ryan Johnson, Town Engineer, and Martha Miller, Project Manager)

General Updates (RJ):

- Engineering will be looking to fill the Engineer I or Engineer II position.
- Modifications to the Public Works Facility office space will be necessary to accommodate future positions. Initial office modification plans are being developed.
- Preliminary work has begun on replacing the Public Works Manual with updated Engineering Standards and Construction Specifications. Similarly, right of way and grading permit processes are under review and will undergo modifications

Right of Way Permitting Summary (RJ):

Active ROW Permits: 6

Resurfacing and Pavement Management

- 2024 Resurfacing Project – Chambers and Marmot Repaving has been completed. Patching on capitol has been completed. Evaluation of the remaining budget will determine if the remaining patching areas can be completed. Additional consideration is being given to replacing existing trail in the Nogal Gulch Area

Capital Improvement Projects

- Howard & 4th Street – Work is underway on this project. The contractor has completed 750 lf of water main from 2nd street to 4th street water service switchovers will follow.
- Sylvan Lake Road – 90% design documents are complete and a review meeting with CDOT occurred on June 25th. Only minor comments were received; therefore, the project should be ready for advertisement in early September. The design includes a new sidewalk between MacDonald and Capitol Streets and intersection improvements at Capitol Street and Eagle Ranch Road using the \$1M MMOF grant.
- Grand Avenue Corridor – Staff received 30% design documents from Stolfus. A review meeting will be held July 10th. Stolfus is preparing a task order for final design and a railroad submittal.
- Brush Creek Water Transmission Main & PRV – Staff is reviewing 3 design proposals received on June 28th in response to an RFP issued. The project includes 7,600 LF of water main design, water modeling, survey, and PRV replacement. Construction late summer, early fall 2025.
- Safe Streets of All (SS4A) Action Plan – Project started and initial data is being transmitted, stakeholders are being identified. Initial public outreach will begin in Late July and Early August.

STREETS

(Kevin Fontana, Operations Manager)

- New VMS was received last week.



- We've selected a contractor to do the striping. We are currently working to get dates set for the work to be done.
- Selected a contractor to mill and lay thermo crosswalks around town in high traffic areas.
- Repaired small washout areas of the walking path at the River Park.
- Working with Electrician to have 3 new chargers installed at PW Facility.
-

BUILDINGS & GROUNDS

(Kevin Fontana, Operations Manager)

- Received the Large landscape trailer
- Received new EV F-150



- Received new EV Ford Transit Van



- Terrace Park Public Restroom update
Electricians plan to wrap up in the next few days. Plumbers will come in next and expect to take about 7-10 days to finish. Right after the plumbers are done the framer will return to complete the project.



TOWN CLERK
June 2024

EAGLE NEWS

Stay Updated on the Latest Town Updates

- Construction Project Update
- Downtown Investment Program Announcement
- New Community Development Director
- Haymaker Trail Feedback Sought
- Offices Closed for Juneteenth
- Chambers Avenue and Howard Street Improvements
- Cops and Bobbers – Fishing Derby
- Flight Days Parade Registration
- Terrace Park Restroom Work

Ask the Town



- Zoning Inquiry
- Town Attorney Inquiry
- Eagle Today Subscription Inquiry
- Short Term Rental Inquiry

Records Requests

2018	2019	2020	2021	2022	2023	2024
16	13	16	30	41	29	23

**Various Town Departments respond to Records Requests*

Licensing

- 2024 Business License New & Renewals – 304 licenses
- Liquor License Authority & Administrative Approvals
 - Mimi’s Foods – Transfer of Ownership Complete
 - Pickled Kitchen + Pantry Renewal
 - Canela Coffee and Pastries New Beer & Wine Complete

Training/Meetings

- June 5 – Municipal Court with new hire Julie Churches
- June 6 – Summer FUNction at River Park
- June 6 – Marijuana Licensing Discussion with Comm Dev Staff
- June 11 – Town Council Meeting

- June 10 – Liquor License Authority
- June 13 – Communications Committee
- June 14–21 - Vacation
- June 25 – Town Council Meeting
- June 26 – Eagle Municipal Court

Sales Tax – 2024 Sales Tax - *June returns were not available from the State in time for this report.*

POLICE DEPARTMENT

June 2024

2024 June Calls for Service: 853

2024 Jan.-June Calls for Service: 5,921

2023 June Calls for Service: 979

2023 Jan.-June Calls for Service: 5,826

<i>Agency Assist – 8</i> <i>Assault -- 2</i> <i>Burglary – 0</i> <i>Burglary/Panic False Alarm – 16</i> <i>Child Abuse Investigations -- 0</i> <i>Citizen Assist – 31</i> <i>Civil – 4</i> <i>Code/Ordinance Violation – 16</i> <i>Community Oriented Policing - 3</i> <i>Damage/Vandalism – 2</i> <i>Death -- 1</i> <i>Disturbance (Domestic or other) – 7</i> <i>Domestic/Livestock Animal Complaint (Not A.C.) – 9</i> <i>DUI/D -- 3</i> <i>DUR -- 0</i> <i>F or M Menace/Assault/Weapons- 0</i> <i>Fire/Medical Law Response – 9</i> <i>Fraud – 0</i>	<i>Harassment – 8</i> <i>Juvenile/Family Incident -- 9</i> <i>Missing/Recovered * Juvenile – 3 Adult- 0</i> <i>Motor Vehicle Crash/Assist – 26</i> <i>Narcotics -- 0</i> <i>Noise Complaint – 2</i> <i>Parking problem/violation – 51</i> <i>Parking assist/variance - 4</i> <i>Protection Order Violation -- 6</i> <i>Sex Assault -- 0</i> <i>Misconduct Investigations -- 0</i> <i>Sex Offender Check/Registration -- 2</i> <i>SRO Related – 0</i> <i>Welfare/Mental-health related – 9</i> <i>Suspicious Person/Vehicle/Occurrence – 39</i> <i>Theft – 3</i> <i>Trespassing -- 0</i> <i>Warrant Arrest – 1</i> <i>Wildlife Animal -- 2</i>
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Eagle County Animal Services - calls in the Town of Eagle for the month of June 2024

<i>FAILURE TO CONTROL</i>	<i>23</i>
<i>ANIMAL BITE/ATTACK</i>	<i>2</i>
<i>BARKING</i>	<i>1</i>
<i>PROTECTIVE CUSTODY</i>	<i>1</i>
<i>WELFARE CHECK</i>	<i>0</i>
<i>OTHER</i>	<i>0</i>
<i>TOTAL CALLS FOR SERVICE</i>	<i>27</i>

GPS Hours in Jurisdiction 59.43

Parking Warnings

- *Old Eagle - 13*
- *Nogal - 6*
- *Eagle Ranch - 3*

29 warnings total

Parking Citations

- *Nogal - 5*
- *Capitol (Downtown) - 1*
- *Broadway (overnight parking) - 1*

7 citations total

Chief Buhlman attended the Colorado Association of Chiefs of Police (CACP) Conference in Estes Park. Eagle PD is currently one of 39 agencies in the state accredited by CACP after a rigorous application process and site visit.

Sergeant Shaffer stopped a vehicle travelling 48 in a 35-mph zone on Grand Avenue. Sergeant Shaffer observed many indicators of alcohol intoxication, and the driver did not complete standard field sobriety tests as a sober person would. The driver was charged with DUI and speeding.

Eagle PD is preparing to introduce our six new patrol vehicles to the road. As part of our ongoing equipment replacement program, we procured six hybrid trucks for our fleet. Four of these trucks replaced older gas-only vehicles that had exceeded the end of their service life. The final two were purchased for the two grant-funded police officer positions we were awarded at the beginning of 2024. Special consideration was given to Eagle's sustainability goals and as such, we are approaching a fully hybrid fleet for patrol and have an electric vehicle for code enforcement.

While on patrol, Officer Stahl noticed a vehicle parked on Broadway that matched the description from a hit and run and possible domestic violence incident up valley. Officers Stahl and Deering then contacted the individuals inside the vehicles who denied any involvement with the incident. The driver gave the officers a fake name initially and then fled the scene on foot after fighting with officers. After being located safely, the individual was identified and found to have a felony warrant issued by another state. The individual was booked into Eagle County Detention Facility on the out-of-state felony warrant and several new charges were filed as a result of the incident in Eagle. The arrest and investigation into the incidents throughout the valley were a collaborative effort between Eagle Police Department, Eagle County Sheriff's Office and Colorado State Patrol.

During a severe thunderstorm, Eagle Police Department and Greater Eagle Fire Protection District responded to a report of a lightning strike near 94 Market St. No buildings or people were struck or injured. Eagle Police Department quickly established a unified command with Greater Eagle Fire Protection District and occupants and businesses near the incident were evacuated as a precaution. The strike ignited a buried natural gas line in a wooded area behind the business center. The fire was contained by Greater Eagle Fire Protection District while Black Hills Energy worked to shut off and repair the damaged line. Eagle PD officers provided scene and area security for over 10 hours. No injuries or significant property damage were reported during this incident.

Chief Buhlman, Lieutenant Causey and Madison participated in the Flight Days parade with two of our newest vehicles. After the parade, our patrol and administrative staff represented Eagle PD with our tent chatting with residents and handing out swag. We received positive feedback from community members who expressed gratitude for the new e-bike regulations in place.

Sergeant Craig Westering had the privilege of attending the 2024 Special Olympics Colorado State Summer Games in Grand Junction, representing Eagle PD. McGruff made a special appearance as well. A lot of memories took place over the weekend with athletes' personal records being broken, a ton of well-deserved medals awarded, and new friends made. Thank you to the Town of Eagle and Eagle PD administration for making this happen!

MUNICIPAL COURT
Court held June 5 and 26

June 2024 Statement

Citations Issued	Current	YTD	2023
Animal Control	3	37	110
Juvenile	3	6	16
Misdemeanor/Ordinance	1	3	9
Parking	3	74	176
Traffic	9	70	119
Total	19	190	430

Fines and Fees Collected	Current	YTD	2023
Court Costs	180	\$ 570.00	\$ 1,110.00
Criminal Police Surcharge	\$ 160.00	\$ 400.00	\$ 590.00
Traffic Surcharge	\$ 140.00	\$ 1,430.00	\$ 3,020.00
Deferred Judgment Fee	\$ 150.00	\$ 150.00	
Fines	\$ 2,245.00	\$ 13,435.00	\$ 28,685.00
Outstanding Judgement Fee	\$ -	\$ 30.00	
Stay of Execution Fee			
Bad Check Fee			\$ 25.00
Warrant Fee		\$ 320.00	\$ 560.00
Failure to Appear	\$ 525.00	\$ 2,485.00	\$ 5,145.00
Payment Plan			\$ 80.00
Victim Restitution Fee	\$ 1,859.29	\$ 1,859.29	\$ 1,084.31
Total	\$ 5,259.29	\$ 20,679.29	\$ 40,299.31

Dispositions (Payments or Court Appearances)	Current	YTD	2023
Animal Control	0	32	110
Juvenile	1	2	16
Misdemeanor/Ordinance		2	9
Parking	1	70	176
Traffic	4	62	121
Total	6	168	432

Outstanding Fines and Fees at Collections	Total	Collection
Current	\$ 2,850.00	
1-30 Days Past Due	\$ 500.00	
31-60 Days Past Due	\$ 720.00	
61-90 Days Past Due	\$ 400.00	**At Collections
91-180 Days Past Due	\$ 19,515.47	**At Collections



To: Mayor Turnipseed and Town Council

From: Kevin Aoki, IT Manager

Date: July 9, 2024

Agenda Item: Broadband Request for Funding

REQUEST:

We request the Town Council to review and approve \$700,000 to support the buildout and delivery of the wireless broadband program.

INTRODUCTION:

At the October 4th council meeting, staff requested input on the Broadband Strategic Plan. Based on council feedback, the plan has been updated to align with the directives of the Council and to achieve our strategic plan goals.

In May 2023, the Council approved resolution 36, series 2023, A Resolution of the Town Council of the Town of Eagle, Approving Delivery of Wireless Residential Broadband. The program was met with much success, and the project was beyond capacity within two weeks of launch.

Staff requests \$700,000 in seed funding to provide the Town of Eagle and surrounding communities with a fully developed internet service. This funding will allow the program to set up customers as demand dictates for up to the adjusted take rate of 27% (620 subscribers).

ANALYSIS:

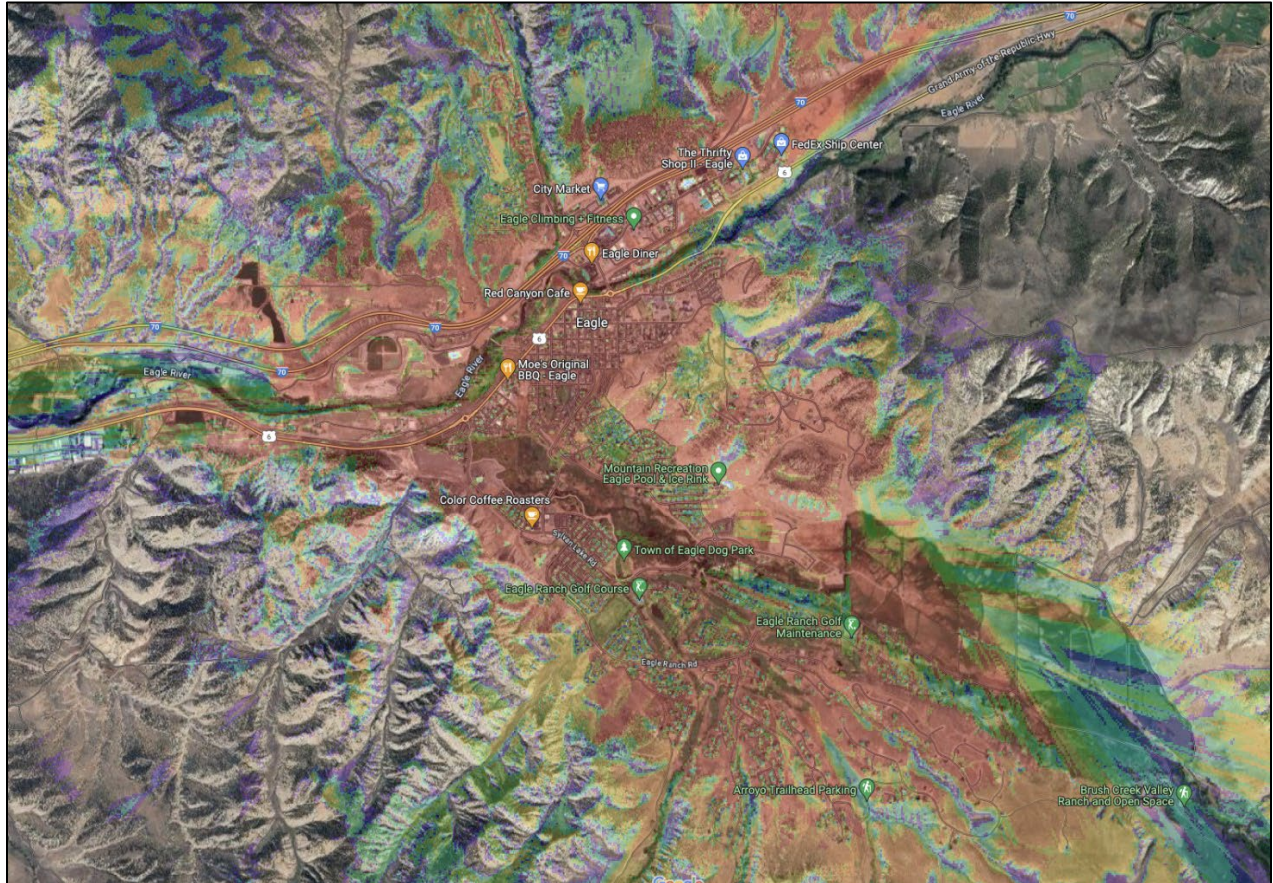
Staff has developed a strategic plan to grow and maintain broadband service to the community. The strategic plan is attached to this memo. The broadband program can scale up and provide wireless service to Eagle residents and surrounding neighborhoods at a macro level. The pace of this growth depends on the capacity of staff and contractors to install services and manage subscriptions and the investment in upfront costs for customer equipment. The wireless delivery model is available today using existing Town infrastructure.

The strategic plan is focused on leveraging the existing Town infrastructure to deliver wireless broadband internet throughout the Town and surrounding communities. The plan requests adequate funding to get the program to the adjusted and conservative 27% take rate (620 subscribers) as estimated in the 2021 broadband survey results as quickly as possible. This number has been adjusted for current market conditions as recommended by Uptown Services, who completed the original survey in 2019. The Town currently has 135 subscribers. The goal is to reach the estimated 620 subscribers as quickly as possible. Staff has started the Town's broadband enterprise fund to support the program.

Once the program generates a positive net revenue, those funds can be reinvested in reliability for the network, subscriber growth, rate reductions, or additional infrastructure. The plan also shows how staff

intends to focus on customer service and system reliability by funding much-needed resources to fill these vacancies. With a focus on front-facing customer service positions such as tier 1 support, billing support, billing options, customer service, scheduling, and marketing, the broadband program will utilize these resources to provide the level of service our residents and businesses expect.

Town Broadband services are immediately available in the shaded areas of the map below:

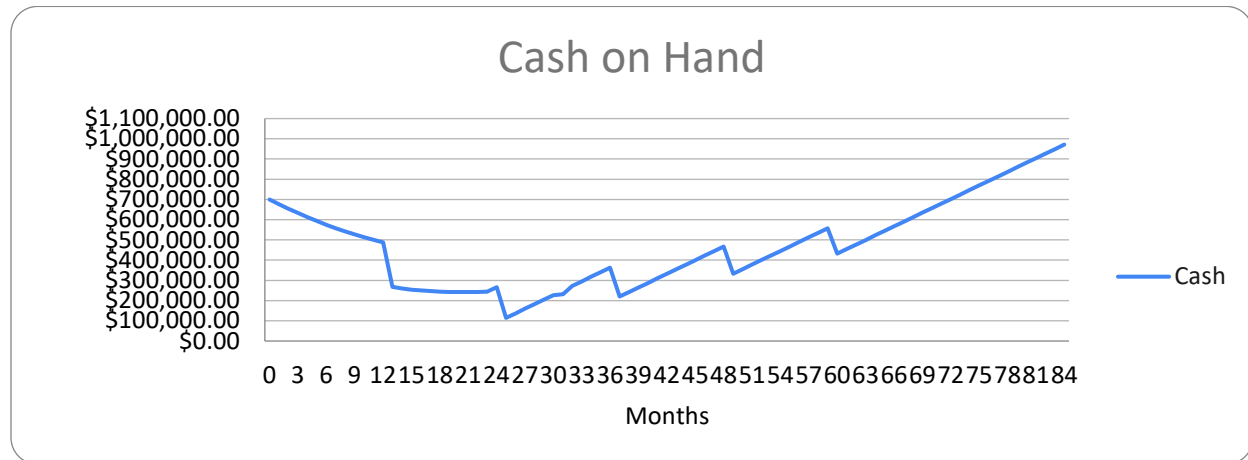


COMMUNITY INPUT:

- Community members often ask Town staff about the state of broadband within the community and request that some action be taken.
- Neighboring communities are requesting connectivity to available broadband services.
- Some concerns about communications and response times have been raised.
- Concerns over billing options have been raised.
- Staff are factoring the community feedback and customer service challenges into the plan for 2024 and beyond by establishing additional support levels with current network vendors, exploring additional partnerships to support the program as it grows, and shifting billing to Town staff.

BUDGET / STAFF IMPACT:

Staff requests approval to obtain a loan or other funding for \$700,000. Staff are exploring a construction loan that would allow funds to be borrowed as needed and conventional loans where the entirety of the debt would be incurred simultaneously.



STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

This work aligns with the 2020 Strategic Plan’s major objective to ‘Match Infrastructure to Quality of Life’ by providing broadband internet to many underserved areas of the Town.

RECOMMENDED ACTION OR PROPOSED MOTION:

Motion to direct staff to research and present funding options for future Town Council approval of \$700,000 to support the buildout and delivery of the wireless broadband program.

ATTACHMENTS:

- Broadband Strategic Plan

Town of Eagle

Broadband Strategic Business Plan

I. EXECUTIVE SUMMARY

Vision: To provide an equitable, accessible, and sustainable town-managed Broadband utility to Eagle residents and serviceable neighborhoods in the surrounding area.

Mission: The Town's broadband program aims to provide high-quality, affordable connectivity throughout the community. The broadband program is designed to provide an immediate solution to connectivity challenges through a wireless broadband service while exploring options to build a future fiber network. A core objective for the program is to grow the wireless program subscriptions at a pace manageable by current capacity. It supports a financial return as soon as possible so revenues may be reinvested in network improvements.

Goals:

- Provide reliable, affordable, high-speed internet and high-quality customer service to Eagle residents and businesses in surrounding serviceable areas.
- Provide equitable and accessible internet connectivity throughout Eagle.
- Enroll and maintain at least 27% (or approximately 620 subscribers) of eligible residences and businesses. This number has been adjusted from the 2021 broadband survey and adjusted for current market conditions.
- Grow the wireless program subscriptions at a manageable pace that supports a financial return within 21 months (debt service continues until 60 months) so revenues may be reinvested in network improvements.
- Bring awareness to the Broadband Program.
- Allocate annual resources to improve customer experience.
- Maintain a sustainable broadband enterprise fund.

II. PROGRAM DESCRIPTION

Broadband connectivity throughout the Town of Eagle is critical to the success of the Town's priorities to support economic vitality, offer accessible internet to visitors, and provide affordable options for the local workforce. Ensuring that reliable, affordable internet service is available throughout the Town must be viewed as essential infrastructure for the Town's economic development. It will support new businesses coming to Eagle and the growth of our current businesses. It is also imperative to draw in and retain a local workforce that can easily reside in Eagle.

Broadband is critical to maintaining and enhancing the quality of life for residents and visitors, especially those who work remotely. Internet connectivity is also essential for participating in the digital economy and accessing educational and healthcare services online.

Currently, adequate broadband internet is expensive, unreliable, and sometimes entirely unavailable from Eagle's private internet service providers. Mapping Eagle and the immediate surrounding neighborhoods inaccurately shows private industry servicing the area, eliminating Eagle from expedited service improvements and making Eagle ineligible for grant funds designated for underserved communities. Resolving these challenges through policy changes takes time. Meanwhile, much of the community struggles to have basic connectivity.

The Town has a unique opportunity to provide greater access to residential broadband by maximizing wireless infrastructure and investments already in place to support connectivity between Town facilities. With the strategy outlined below, the Town can provide residents with an option for wireless internet service, resulting in an ROI that offsets costs for the program in mid to late 2026/29. Once the wireless broadband program covers costs, the additional revenue generated can be invested in enhancing the network, updating equipment, and creating network redundancies to ensure reliable connections. Revenue can also be invested in the build-out of a fiber network.

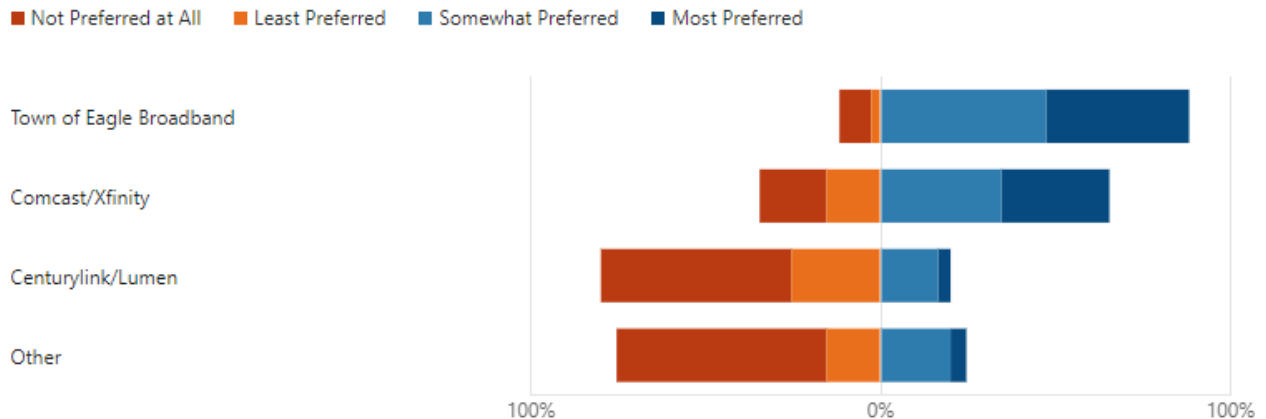
III. ANALYSIS

In 2021, Eagle explored the potential to establish a fiber network throughout the Town. At that time, the investment was not approved by the Town Council. The presentation on broadband feasibility can be found here ([LINK](#)). In the interim, staff found a solution to provide internet connectivity another way – wirelessly, using infrastructure the Town already owned or would be investing in for Town operations.

The initial survey to determine interest levels in Town-provided Internet services was conducted before Comcast's increased presence in the Town of Eagle, so the data referenced above and the take rate calculations needed to be adjusted. The Town sent out an updated survey in early April 2024 to estimate the current interest in town-provided Internet services and consulted with the previous survey analysts to determine if any adjustments should be considered. Survey results show 88.2% of respondents would choose the Town of Eagle Broadband as a preferred Internet Service Provider. Comcast was 65.4%, CenturyLink was 20%, and other providers averaged 29.5% preferred*. As a result of Comcast's improved presence and the survey results, Uptown Services recommended conservatively adjusting the take rate from 40% to 27%. This estimate is still conservative, considering "retail, municipal systems across the country, after one to four years of operation, achieve an average take rate of 54 percent." *Brake and Bruer. (2021). Broadband Myths: Does Municipal Broadband Scale Well to Fit U.S. Broadband Needs?* <https://itif.org/>. Additionally, our partners managing municipal broadband projects in several other communities are seeing take rates of 55% residential and 85% commercial in their markets.* [April 2024 Town Survey](#)

5. Who would you prefer to receive Internet service from:

[More Details](#)



The most recent survey showed that 53% of respondents were unaware that the Town offered broadband services. Part of this loan will be used for marketing and awareness campaigns, including regular communications and advertising, [a more informative and complete website](#) (LINK), and partnering with neighborhood organizations.

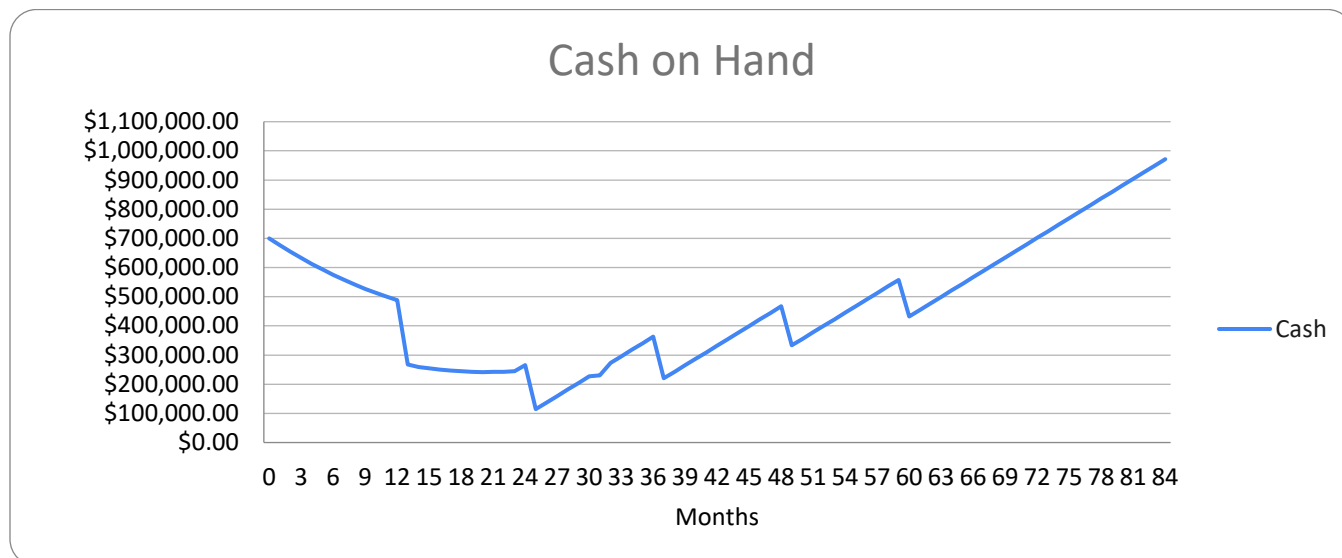
Throughout 2023, staff worked to connect businesses and residents to the wireless network to prove the concept and finalize this strategic plan for an entire broadband program. During that time, private industry providers began to lower prices and expedite their delivery to previously unserved or underserved areas of Town, creating a win-win solution for residents. The Town's broadband program intends not to compete with private industry but to ensure the community has options for high-quality service.

In the spring of 2023, the initial offer of residential wireless broadband to the community was met with high demand, resulting in the Town selling out of its allocated equipment stock and a waitlist for subscribers in less than two weeks of launch. There is a clear need and interest in the service, creating an opportunity for program growth.

IV. OBJECTIVES

- **Broadband Coverage:**
 - The primary service area is incorporated Town of Eagle residents and businesses.
 - The wireless serviceable area extends in nearly all directions around the Town, creating an opportunity to serve Eby Creek, Kaibab, and parts of Gypsum. Future coverage into Frost Creek is likely due to the building's connectivity to Upper Water Facilities.
 - Further partnerships could allow expansion throughout the area into underserved communities in Dotsero, Wolcott, Cordillera, and more.

- **Broadband Speed:** The base internet-only service for wireless broadband can be up to 650mbps downloads and 250mbps uploads. Business-level wireless options of up to 10Gbps are available and will include business-level support and services. Future fiber connections can accommodate synchronous speeds up to 100Gbps.
- **Affordability:**
 - Residential - \$69/month, \$179 installation, \$0 equipment fee
 - Out of Town residential - \$89/month, \$179 installation, \$0 equipment fee
 - Business – 3 tiers available starting at \$99/mo. View details here ([LINK](#))
- **Equitable Connectivity:** The Broadband program can be tailored to provide reduced rates to underserved, low-income, or fixed-income households, ensuring equitable internet access.
- **Revenue Generation:** With an adequate growth rate of 20 new subscribers per month and a target of 620 subscribers, the broadband program will pay an initial startup loan of \$700,000 in 5 years, and the broadband fund balance is projected to not drop below \$100,000 during this period.



- In years 4 or 5, some revenue may be reinvested in the program to ensure secure network connectivity, deliver better customer experience, and/or add staff.
- Revenues may also be used to adjust customer rates and ensure equitable internet access throughout the community.

V. STRATEGIES

The broadband program's primary strategy is to meet a residential/business need with the excess bandwidth of a wireless network already in place to provide Town connectivity. Each subscriber must be online for 18-24 months (about two years) before it will begin to offset first-time setup and installation expenses. In addition to leveraging the revenue from the wireless subscriptions, staff will seek grant funding to assist with the program.

Wireless Delivery Overview:

The Town has invested in wireless infrastructure to connect the Town's facilities. The Town operations only use approximately 15% of the bandwidth of this equipment. This leaves approximately 85% of the existing equipment's capability available for additional connectivity. By leveraging that remaining capability, the Town has provided residential wireless broadband service that provides added value and meets community needs.

To adequately provide this service, the Town has partnered with Aspen Wireless, allowing the Town to collaborate on delivery, installation, and customer service roles. The partnership's initial phase has shed light on what is needed to provide a successful internet service throughout the Town. Given this experience and ongoing research on other communities developing broadband services, below is a phased approach to continuing to build out the Town's broadband program.

Phase I: Leverage Existing Infrastructure.

The Town has invested in connecting all Town buildings and assets within Town limits. Staff are leveraging unused bandwidth to deliver broadband services to Eagle residents and businesses. Staff request approval to obtain a \$700,000 program startup loan to cover costs associated with subscriber setup, marketing, and operational expenses to aggressively reach the maximum take rate as quickly as possible.

Phase II: Growing Subscribers, Investing in the Future. (est. 24 mo)

As the Town's subscribers grow, additional investments associated with setting up residential and business broadband customers will be offset. Staff recommends investing in system infrastructure and customer service to ensure reliable service and support long-term success. The Town can prioritize future connectivity by co-trenching with other developments and investing in fiber infrastructure as opportunities arise.

Phase III: ROI and Reinvesting in the Community. (est. 60 mo – loan payoff)

Once the broadband service has paid off the debt service, the Town has several options to reinvest in the community, including reducing rates for low- or fixed-income accounts, offsetting the Town's operational broadband expenses for Town operations, adding staff to improve service, and supporting smart city initiatives such as digital signage and free public Wi-Fi.

VI. IMPLEMENTATION

Investment Snapshot ([see financial worksheet - financialmodel.xlsx](#))

Goal: To obtain \$700,000 in funding to hit the projected 620 subscribers (2024 adjusted 27% take rate) as soon as possible.

Our goal of reaching 620 subscribers is conservatively calculated and achievable. Based on market research and growth projections of 20 new subscribers per month, we anticipate the following revenue stream by the end of 2026/29 (2026 to reach projected take rate/2029 for final debt payout):

- Projected Annual Revenue at 27% take rate: 620 subscribers is \$556,428
Projected Annual Expenditures at 27% take rate following debt payoff: \$249,984

Many believe the estimated take rate of 27% is low based on the actual current 54% take rate of our neighboring municipal broadband programs. The calculations based upon a 54% take rate would be an annual revenue of \$1,297,536.

Breakeven Analysis

As of June 1, 2024, we have 135 subscribers. The breakeven point occurs when our total revenue covers fixed and variable expenses. Given that the breakeven number of subscribers is 165, we can calculate the monthly breakeven revenue, allowing for approximately \$25,000/year for subscriber setup cost payoff and/or emergency contingencies:

- Breakeven Annual Revenue: 165 subscribers= \$156,501 Projected Annual Expenditures: \$130,818

Once we surpass the breakeven point, every additional subscriber contributes revenue that can be reinvested into loan payoff, system improvements, price reductions, extra staffing, or funding complimentary smart city initiatives. At our current count of 135 subscribers, our financial model indicates the Town can achieve breakeven within a few months. At breakeven, any additional expenses or investments take a considerable amount of time to recoup, which is why taking out a loan to reach full capacity as soon as possible is preferred.

VII. CONCLUSION & RECOMMENDATION

To ensure the broadband program has a solid foundation for future growth, staff recommend maximizing the Town's existing infrastructure to provide wireless broadband to residential and business customers. By extending the service area to all areas within reach of existing connectivity and allocating appropriate resources to purchase customer equipment, the Town can recoup the initial setup costs even faster.

By allocating the budget and establishing policies that support system improvement in conjunction with other development whenever possible, the Town will be better equipped to ensure quality, reliable service in the future, whether provided directly by the Town or another service provider. Alternatively, the Town could also forgo any fiber expansion until the broadband program generates additional revenue that can be reinvested in the fiber work. The risk associated with a delayed approach is that in four years, the Town may be too far behind to catch up with private industry providers' fiber networks and will have missed many opportunities for cost efficiencies by co-trenching.



To: Mayor Turnipseed and Town Council

From: Kira Koppel, Sustainability Specialist

Date: July 9, 2024

Agenda Item: Partnership with Adam Palmer Sustainability Fund

REQUEST: Town staff requests that council review the partnership agreement between the Town and the Adam Palmer Sustainability Fund (Palmer Fund) to formalize the partnership of the two entities. The intent is to refresh Town Council members on the purpose of the partnership and to gather council feedback, which will inform the development of an MOU governing our partnership. The goal is to establish a functional partnership complete with roles, responsibilities, annual goals, and designated budget.

BACKGROUND: The Adam Palmer Sustainability Fund was created in response to the loss of a Town of Eagle council member in 2021, Adam Palmer, a strong sustainability champion. Through conversations with Luke Cartin of Park City and Mountain Towns 2030, the town established net zero goals in 2021 to honor his legacy and make progress in climate action: net zero town operations by 2028 and net zero Eagle community by 2030. The Adam Palmer Sustainability Fund was then created in Adam's honor to provide an avenue to get this work off the ground. Their 501(c)(3) designation allows for the fundraising and dispersing of funds in service of the goals. Throughout the years, the Palmer Fund has worked to support the town's goals, from creating the Net Zero Action Plan for the community, to working with town staff and even being selected as a Sustainability Funding recipient for the solar greenhouse project they curated with Brush Creek Elementary School and Active Energies.

ANALYSIS: The Town and Palmer Fund seek to formalize their partnership, establishing roles and responsibilities to ensure both entities are working effectively toward shared net zero goals. Key components of the partnership agreement include coordinating annual projects and outcomes to achieve the net zero goals, allocating budget to support the implementation of selected projects (exact amounts will be determined by the town's annual budget process), and administrative oversight of the sustainability fund grant committee. This committee will be established by the Palmer Fund, and it will select community projects for funding from both town sustainability budget and dollars raised by the Palmer Fund. All projects must be in alignment with the net zero goals. This will provide an opportunity for greater community engagement in the town's sustainability initiatives while not greatly increasing required staff time. Town sustainability staff will serve on the selection committee, and final funding recommendations from the committee will be presented to town council for review. Funding applications will be gathered and selected at one set time of year so the process is in line with other town funding programs, such as Community Program Sponsorships and event funding. Though the committee will not be run exclusively by the town, the town will also retain a seat on the committee, and committee recommendations will still go before council, since a portion of the granted funds will come from the town.

COMMUNITY INPUT: None at this time.

BUDGET / STAFF IMPACT:

This partnership model and committee design will expand town staff capacity at a much lower cost than adding new town staff. By outsourcing some of the work to a committed partner, we are demonstrating fiscal responsibility. Final costs will be presented within the 2025 budget. The financial commitment is essentially a fee for service model that will include administering the sustainability community grant funding committee, annual fundraising, community engagement around the net zero goals, connecting project partners and cultivating projects, and reporting on the impact of grant dollars.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: This partnership aligns with the town's goal to elevate our relationship with the environment by supporting and demonstrating sustainability (Goal 4-3 of Elevate Eagle Comprehensive Plan) and with the town's strategic objective to invest in environmental and energy sustainability. It will also support further implementation of Town Council Resolution No. 56, a resolution adopting town-wide sustainability goals.

RECOMMENDED ACTION OR PROPOSED MOTION: Staff asks that the council considers this partnership document and provides any feedback. A more detailed MOU will be brought to council in a future meeting. We seek to incorporate council feedback into that document before moving forward.

ATTACHMENTS:

- APSF_TOE Partnership Document



Town of Eagle & Adam Palmer Sustainability Fund Partnership Guidelines

Goals of the Partnership

The Town of Eagle (the Town) and the Adam Palmer Sustainability Fund (Palmer Fund) seek to formalize their long-standing partnership and establish a working framework for continued collaboration. The framework will help the partners to stay in lockstep as they jointly pursue their shared Net Zero 2030 goal.

History

In the legacy of Adam Palmer, the Town of Eagle provided seed funding, vision, and oversight for establishing the Adam Palmer Sustainability Fund in 2021. The launch of the Palmer Fund coincided with adopting two climate goals - net zero carbon emissions for Town operations by 2028 and a net zero community by 2030.

Partnership Expectations/Goals

In order to leverage available staff time and resources, the Town and Palmer Fund will jointly coordinate net zero targets and project outcomes annually. The partnership will focus on the Palmer Fund providing administrative oversight of the community funding program with town staff input, supporting the town with outreach on net zero initiatives, assisting in the curation of high-impact projects that will lead to measurable reductions in GHG emissions, and continuing fundraising to increase the community funding program capacity. The town will allocate resources for the funding program as well as the administrative services and partner on the community funding awards.

Budget

In line with the multi-year commitment of the net zero goal, the partners seek to designate funding for the services for fiscal years 2025-2030. Since the Town approves the budget annually, partners understand that requests must be made and selected each year. Annual budget requests will be generated jointly based on funding gaps that exist for pre-identified projects.

The town and Palmer fund will jointly designate funding to the total net zero pool each year. The goal is for the total funding pool to increase year over year to ensure we can meet our net zero by 2030 goal, however, funding is dependent on the annual town budget process and town council approval. A percentage of the total funds will be designated to fund the Palmer Fund's overhead, covering their fee for service.

Key Components of the Partnership

- Community Grant Program Oversight
 - Annual review and planning between Town and Palmer Fund to establish annual Net Zero priorities and align Town and Palmer Fund budget requests and allocations. The review committee will recommend to The Executive Director of the Palmer Fund and the Town's Sustainability Specialist, who will make final funding recommendations. Recommendations will be presented to the Eagle Town Council for review on an annual basis.
- Project development



- Projects will align with joint annual priorities established by the Palmer Fund and Town of Eagle.
- Once priorities are established, partners will curate and solicit projects that fall within the scope of those priorities.
- Fundraising
 - Both the town and Palmer Fund will contribute the funds needed for community net zero initiatives.
 - While the town's contribution will be designated during its annual budget process, the Palmer Fund's contributions will be sourced via fundraising.
 - Dollars fundraised by the Palmer Fund will go directly to project needs. A percentage of the town's annual sustainability budget will provide the fee-for-service to support the Palmer Fund's overhead costs.

Roles & Responsibilities

Specific services provided by each entity are outlined below.

Palmer Fund

- Partner on annual strategic goal-setting of the fund and identifying areas of work
- Annual fundraising to increase the community project grant fund for the Net Zero 2030 goal.
- Community grant fund administration to include:
 - Cultivating projects with community partners,
 - Soliciting project proposals where appropriate,
 - Coordination of a grant review committee, including Town representation
- Ensure funding decisions align with the Net Zero Action Plan (NZAP)
- Engagement with the community to promote the Net Zero goal and raise awareness of grant dollars available
- Connect project partners to limit duplication of efforts and promote collaboration
- Assist prospective grantees with funding applications (laying the groundwork for successful applications)
- Report on the impact of grant dollars annually to the Town

Town of Eagle

- Partner on the annual strategic goal-setting of the fund and identifying areas of work
- Provide a representative for the grant-making committee
- Collaborate on community engagement via social media, newsletters, and tabling at events
- Solicit project proposals and refer applicants to Palmer Fund where appropriate
- Fund the community net zero pool through the annual budgeting process
- Provide administrative funding to the Palmer Fund for coordination of the community funding program
- Lead policy and regulatory initiatives that support the NZAP



The partnership between the Palmer Fund and Town will continue to be collaborative and evolve to respond to the needs of the community in achieving the NZAP. Please refer to the MOU for specific scopes of work that will be reviewed and updated, as needed, on an annual basis.

Net Zero Action Plan

The excerpts below are from the [2023 Net Zero Action Plan](#) and demonstrate the focus areas and strategies that will be prioritized for community funding. This document will be used as a guideline when setting annual priorities, noting that not all items designated for 2023-2024 in the NZAP have yet been accomplished.

Roadmap to 2030

2023

- Universal Waste Hauling Ordinance for compost & recycling and Waste Hauler Reporting Requirement
- Consider additional electrification rebates for early adopters
- Increase compost & recycling in downtown areas
- Provide free bus service to up-valley recreation and commercial hubs
- EV charging plan & regulatory framework for future development
- Residential New Construction Electrification Code Requirement
- Adopt EV municipal fleet and charging plan for Town of Eagle
- Benchmarking and retro-commissioning ordinance

2024

- Town of Eagle policies to lead by example (e.g., electrification, retro-commissioning, remote work)
- Electrify Eagle plan to streamline electrification and weatherization upgrades
- Collaborate with EVTA to expand bus routes and offer free up-valley, in-town, and Eagle/Gypsum circulators
- Expand subsidized weatherization program for all homes
- Multi-modal and bike infrastructure plan
- E-bike sharing program
- Residential energy efficiency education program
- Town-wide collection sites for yard waste

2025

- Regulation requiring C&D diversion
- Require electrification replacements for end-of-life mechanical equipment and appliances
- Explore microtransit options
- Consider EV rebates
- Expand food reuse program to include restaurants and catering
- Tactical roadmap for remaining commercial & residential decarbonization
- Pursue rail transit opportunities with CAC & Eagle County

2026 - 2030

- Assess and evaluate
- Plan for the future based on programmatic gaps and emissions



Waste



Residential & Commercial Energy



Transportation



Town of Eagle Operations



Strategic Summary

The following table offers a strategic summary of all recommended strategies, ranked by their anticipated greenhouse gas emissions reductions by 2030. The top four strategies will provide the greatest impact towards meeting our net zero goal. However, they may also prove the most difficult to implement at the scale necessary.

Strategy	2030 Target	GHG Reduction by 2030	Technical Feasibility	Implementation Ease	Implementation Cost	Mainstreaming Potential
3.1 Reduce VMTs	65% reduction	22,278 MTCO ₂ e				
3.2 Increase EVs	75% EVs	18,764 MTCO ₂ e				
4.1 Reduce Carbon Intensity of Waste by 90%	Reduce by 90%	15,021 MTCO ₂ e				
1.1 Electrification of Existing Residential Buildings	Electrify 50% of existing residential buildings	10,811 MTCO ₂ e				
2.1 Electrification of Existing Commercial Buildings	Electrify 50% of existing commercial buildings	5,205 MTCO ₂ e				
2.2 Commercial Heat Pump Installation	Heat pumps in 70% of commercial space	2,742 MTCO ₂ e				



Strategic Summary (continued)

Strategy	2030 Target	CHG Reduction by 2030	Technical Feasibility	Implementation Ease	Implementation Cost	Mainstreaming Potential
1.2 Residential Heat Pump Installation	700 heat pumps	2,171 MTCO ₂ e				
2.3 Commercial Benchmarking	All buildings > 10,000 sq. ft.	1,197 MTCO ₂ e				
1.3 Residential New Construction Electrification	All-electric new construction code	956 MTCO ₂ e				
3.3 Increase Transit Ridership and Electric Buses	40% increase in transit ridership and 100% electric buses	658 MTCO ₂ e				
2.4 Retro-commissioning	100% of commercial space	420 MTCO ₂ e				
1.4 Residential Weatherization	700 households	266 MTCO ₂ e				
1.5 Residential Energy Efficiency Education	350 households	116 MTCO ₂ e				



To: Mayor Turnipseed and Town Council

From: Melissa Daruna, Assistant Town Manager

Date: July 9, 2024

Re: Resolution 45, Series 2024: A Resolution of the Town Council of the Town of Eagle, Colorado approving AIA Document A133-2019 Exhibit A – The Guaranteed Maximum Price Amendment for the Eagle Pool Replacement Project.

REQUEST: Staff requests Council review and approve Resolution 45, Series 2024 to approve the guaranteed maximum price (GMP) with JHL Constructors for construction costs of the Eagle pool replacement project at \$11,140,323.

BACKGROUND: The Eagle pool was closed indefinitely in 2022 due to underground leaks and damaged infrastructure that made the pool unsafe to operate. That winter, the Town of Eagle and Mountain Recreation agreed to jointly replace the pool, splitting costs 50/50. In the fall of 2023, the Town of Eagle and Mountain Recreation hired an owner’s representative, architect, and construction team with two key deliverables in mind: the project needed to stay on budget and the opening date for the new pool would be Memorial Day 2025. We are pleased to report that we are on track to meet these deliverables.

The construction team at JHL Constructors, our owner’s representatives at DPM and our architecture team at OLC and Norris Designs repeatedly revised the scope and pricing of the project to provide the GMP for construction of \$11,140,323. This includes a 6-lane lap pool, larger leisure pool, new pool deck, landscaping, 4 indoor (year-round) changing rooms, and the dual slide tower. Additionally, infrastructure for other high priority amenities will be included so those amenities can be added when funding allows. This includes infrastructure for the spray features in the leisure pool, areas of installation of shade structures and appropriate anchor points for a zipline, Wibit, and climbing wall.

At the outset of the project, Mountain Recreation and the Town of Eagle agreed to seed the project with up to \$250,000 each. At that time, however, each entity only contributed \$125,000 to begin the project. The additional \$125,000 contribution will be needed from each entity to

complete the project. With these funds and the award of \$500,000 from Great Outdoors Colorado (GOCO) we can fund the #1 community amenity preference, a dual flume slide.

ANALYSIS: The project funding breakdown is as follows:

FUNDING SOURCE	TOTAL	NOTES
Initial seed funding for the project	\$500,000	\$250,000 each from TOE and MTN REC
Initial project construction	\$4,000,000	\$2,000,000 each from TOE and MTN REC
COP Project Funding	\$9,000,000	Issued by TOE, debt service split 50/50
GOCO Grant Award	\$500,000	Designated for the slide tower

Total Project Funds **\$14,000,000**

Amount Committed to Date \$12,353,050 (with the adoption of the GMP)

Amount Uncommitted \$1,646,951

This metric is important when considering cost risk. The more funding that is committed under contract with vendors, the less unknown costs there are remaining. The uncommitted costs are for things yet to be contracted for but anticipated to be spent, such as furniture, permit and tap fees, cost of issuance of the debt. and technology.

Amount expended through May 2024: \$949,121.

This figure will increase significantly over the coming months with billing for demolition and construction. Staff have secured a vendor for the debt issuance and will be issuing the COPs soon.

Included in the committed funding is the owner's contingency. As the project progresses and higher risk elements are completed, we aim to release some of the contingency funds and use them for the community priorities that are not funded as this time, such as shade structures and splash features.

As noted above, the project is on budget and on track to be completed on time. Demolition is nearly complete and soil stabilization work is slated to start this week.

COMMUNITY INPUT: No community feedback has been received regarding the GMP.

BUDGET/STAFF IMPACT: Please see above for budget breakdown. The adoption of the GMP does not change the project budget, which is accounted for in the 2024 budget.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: The replacement of the Eagle Pool supports the Strategic Plan's objectives to *Focus on Recreation, Events, and Open Space, and Match Infrastructure to Quality of Life.*

RECOMMENDED ACTION OR PROPOSED MOTION:

Motion to approve or deny: Resolution 45, Series 2024, A Resolution of the Town Council of the Town of Eagle, Colorado approving AIA Document A133-2109 Exhibit A – The Guaranteed Maximum Price Amendment for the Eagle Pool Replacement Project.

ATTACHMENTS:

- Resolution 45, Series 2024, A Resolution of the Town Council of the Town of Eagle, Colorado approving AIA Document A133-2109 Exhibit A – The Guaranteed Maximum Price Amendment for the Eagle Pool Replacement Project.
- Exhibit A – GMP Amendment
- Exhibit D – GMP Estimate
- Exhibit E – GMP Clarification and Qualifications
- Exhibit J – Scope Adjustment Log

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 45
(Series of 2024)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO APPROVING AIA DOCUMENT A133-2019 EXHIBIT A – THE GUARANTEED MAXIMUM PRICE AMENDMENT FOR THE EAGLE POOL REPLACEMENT PROJECT.

WHEREAS, the Town Council adopted a strategic plan with a major objective to *Focus on Recreation, Events, and Open Space, and Match Infrastructure with Quality of Life*;

WHEREAS, the Town is working in partnership with Mountain Recreation to replace the Eagle Pool and appropriated funds in the 2024 budget to begin construction of the project;

WHEREAS, The Town Council finds the proposed Guaranteed Maximum Price (GMP) of construction not to exceed \$11,140,323 satisfies the overall project budget and commitment to delivery of the project on budget and on time;

WHEREAS, the Town Council finds that it is in the best interest of the Town and the public health, safety and welfare to approve AIA A133-2019 Exhibit A – The Guaranteed Maximum Price Amendment for the construction of the new Eagle pool.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. The AIA A133-2019 Exhibit A – The Guaranteed Maximum Price Amendment with JHL Constructors is hereby approved in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Agreement on behalf of the Town.

INTRODUCED, READ, PASSED AND ADOPTED ON July 9, 2024.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk



AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 17th day of June in the year 2024, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 24th day of October in the year 2023 (the "Agreement")

(In words, indicate day, month, and year.)

for the following **PROJECT:**

(Name and address or location)

Eagle Pool Replacement Project
1700 Bull Pasture Road
Eagle, CO 81631

THE OWNER:

(Name, legal status, and address)

Town of Eagle
200 Broadway
Eagle, CO 81631

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

JHL Constructors, LLC
9100 E. Panorama Dr., Suite 300
Englewood, CO 80112

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Eleven Million, One Hundred Forty Thousand, Three Hundred Twenty Three and 00/100

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

(\$ 11,140,323.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

Refer to Exhibit D – GMP Estimate

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
Refer to Exhibit J – Scope Adjustment Log	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
Refer to Exhibit J – Scope Adjustment Log		

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☒ Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

The date of commencement of the Construction Phase shall be the date when the following have occurred: (i) the Owner has signed this Guaranteed Maximum Price Amendment, (ii) the Owner has issued a written Notice to Proceed (which shall not be before the date when all required permits and approvals from Authorities Having Jurisdiction have been obtained)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☒ Not later than Three Hundred Fifty Six (356) calendar days from the date of commencement of the Work.

☐ By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Refer to Exhibit C – CM/GC RFQP			

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Refer to Exhibit F – Plans and Specifications Listing

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Refer to Exhibit F – Plans and Specifications Listing

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner’s Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner’s and Construction Manager’s roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
	N/A	

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
Refer to Exhibit E – GMP Clarifications and Qualifications	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

Refer to Exhibit E – GMP Clarifications and Qualifications

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

Exhibit A – Guaranteed Maximum Price Amendment
Exhibit B – Insurance and Bonds
Exhibit C – CM/GC RFQP
Exhibit D – GMP Estimate
Exhibit E – GMP Clarifications and Qualifications
Exhibit F – Plans and Specifications Listing
Exhibit G – Baseline Construction Schedule
Exhibit H – Labor Rates
Exhibit I – Equipment Rates
Exhibit J – Scope Adjustment Log

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

TBD

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

(Printed name and title)


CONSTRUCTION MANAGER (Signature)

BEN STELLER, PRESIDENT/CEO
(Printed name and title)

Additions and Deletions Report for

AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:50:48 MT on 06/28/2024.

PAGE 1

This Amendment dated the 17th day of June in the year 2024, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 24th day of October in the year 2023 (the "Agreement")

...

Eagle Pool Replacement Project
1700 Bull Pasture Road
Eagle, CO 81631

...

Town of Eagle
200 Broadway
Eagle, CO 81631

...

JHL Constructors, LLC
9100 E. Panorama Dr., Suite 300
Englewood, CO 80112

...

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Eleven Million, One Hundred Forty Thousand, Three Hundred Twenty Three and 00/100 (\$ 11,140,323.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

PAGE 2

Refer to Exhibit D – GMP Estimate

...

Refer to Exhibit J – Scope Adjustment
Log

...

Refer to Exhibit J – Scope Adjustment Log

...

[X] Established as follows:

...

The date of commencement of the Construction Phase shall be the date when the following have occurred: (i) the Owner has signed this Guaranteed Maximum Price Amendment, (ii) the Owner has issued a written Notice to Proceed (which shall not be before the date when all required permits and approvals from Authorities Having Jurisdiction have been obtained)

PAGE 3

[X] Not later than Three Hundred Fifty Six (356) calendar days from the date of commencement of the Work.

...

N/A

...

Refer to Exhibit C –
CM/GC RFQP

...

Refer to Exhibit F – Plans and Specifications Listing

...

Refer to Exhibit F – Plans and Specifications Listing

...

N/A

PAGE 4

Refer to Exhibit E – GMP Clarifications
and Qualifications

...

Refer to Exhibit E – GMP Clarifications and Qualifications

...

Exhibit A – Guaranteed Maximum Price Amendment
Exhibit B – Insurance and Bonds
Exhibit C – CM/GC RFQP
Exhibit D – GMP Estimate
Exhibit E – GMP Clarifications and Qualifications
Exhibit F – Plans and Specifications Listing
Exhibit G – Baseline Construction Schedule
Exhibit H – Labor Rates
Exhibit I – Equipment Rates
Exhibit J – Scope Adjustment Log

...

TBD

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 11:50:48 MT on 06/28/2024 under Order No. 4104247148 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)



(Title)



(Dated)

Project: **Eagle Pool**

Owner: Town of Eagle and Mountain Recreation

Architect: OLC

Estimate: *Construction Documents*

Date: June 28, 2024

Preconstruction Manager: David Hissem

Pool and Addition SF 9,177

Construction Duration in Months 12

Site Acreage 1.3

Direct Building Costs Summary

Division	System Description	Cost	Building Cost/SF	% of Costs
00	General Conditions	\$715,772	\$78.00 /sf	6.43% of Total Cost
01	General Requirements	\$134,253	\$14.63 /sf	1.21% of Total Cost
02	Existing Conditions	\$687,179	\$74.88 /sf	6.17% of Total Cost
03	Building Concrete	\$149,045	\$16.24 /sf	1.34% of Total Cost
04	Masonry	\$132,040	\$14.39 /sf	1.19% of Total Cost
05	Metals	\$86,789	\$9.46 /sf	0.78% of Total Cost
06	Wood Plastics & Composites	\$36,429	\$3.97 /sf	0.33% of Total Cost
07	Thermal & Moisture Protection	\$219,462	\$23.91 /sf	1.97% of Total Cost
08	Openings	\$70,770	\$7.71 /sf	0.64% of Total Cost
09	Finishes	\$166,056	\$18.09 /sf	1.49% of Total Cost
10	Specialties	\$17,782	\$1.94 /sf	0.16% of Total Cost
11	Equipment	\$0	\$0.00 /sf	0.00% of Total Cost
12	Furnishings	\$0	\$0.00 /sf	0.00% of Total Cost
13	Special Construction	\$4,373,639	\$476.59 /sf	39.26% of Total Cost
14	Conveying Equipment	\$0	\$0.00 /sf	0.00% of Total Cost
21	Fire Suppression Systems	\$24,400	\$2.66 /sf	0.22% of Total Cost
22	Plumbing	\$426,183	\$46.44 /sf	3.83% of Total Cost
23	Heating, Ventilation, & Air Conditioning	\$190,992	\$20.81 /sf	1.71% of Total Cost
26	Electrical	\$367,000	\$39.99 /sf	3.29% of Total Cost
27	Communications	\$0	\$0.00 /sf	0.00% of Total Cost
28	Electronic Safety and Security	\$0	\$0.00 /sf	0.00% of Total Cost

Total Direct Building Costs		\$7,797,792	\$849.71 /sf	70.00% of Total Cost
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Division	System Description	Cost	Building Cost/sf	% of Costs
31	Earthwork	\$1,784,342	\$194.44 /sf	16.02% of Total Cost
32	Site Improvements	\$708,392	\$77.19 /sf	6.36% of Total Cost
33	Site Utilities	\$0	\$0.00 /sf	0.00% of Total Cost

Total Direct Site Costs		\$2,492,734	\$271.63 /sf	22.38% of Total Cost
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Indirect Costs Summary

#	System Description	Cost	Building Cost/SF	% of Costs
1	Preconstruction Services	\$20,000	\$2.18 /sf	0.18% of Total
2	Building Permit - By Owner	\$0	\$0.00 /sf	0.00% of Total
3	Plan Review Fees - By Owner	\$0	\$0.00 /sf	0.00% of Total
4	ROW Closure Permit Fees - Not Anticipated	\$0	\$0.00 /sf	0.00% of Total
5	City Use Tax - Exempt	\$0	\$0.00 /sf	0.00% of Total
6	State Sales Tax - Exempt	\$0	\$0.00 /sf	0.00% of Total
7	Construction Contingency - 2%	\$205,811	\$22.43 /sf	1.85% of Total
8	Construction Costs Escalation - Not Included	\$0	\$0.00 /sf	0.00% of Total
9	Payment and Performance Bond (0.65%)	\$66,888	\$7.29 /sf	0.60% of Total
10	Builder's Risk Insurance (0.32%)	\$32,930	\$3.59 /sf	0.30% of Total
11	General Liability Insurance (0.98%)	\$100,847	\$10.99 /sf	0.91% of Total
12	JHL Overhead and Profit (3.95%)	\$423,322	\$46.13 /sf	3.80% of Total

Total Indirect Costs		\$849,797	\$92.60 /sf	7.63% of Costs
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Total of Direct and Indirect Costs \$11,140,323

EXHIBIT D - GMP Estimate



Project: **Eagle Pool**
 Owner: Town of Eagle and Mountain Recreation
 Architect: OLC
 Estimate: *Construction Documents*

Date: June 28, 2024
 Preconstruction Manager: David Hissem
 Pool and Addition SF 9,177
 Construction Duration in Months 12
 Site Acreage 1.3

Direct Building Costs Summary Comparison

Division	System Description	Permit Set Cost w/ Accepted SAL Items	DD Cost w/ Accepted SAL Items	Delta
00	General Conditions	\$715,772	\$715,772	\$0
01	General Requirements	\$134,253	\$156,339	-\$22,086
02	Existing Conditions	\$687,179	\$786,886	-\$99,706
03	Building Concrete	\$149,045	\$131,880	\$17,165
04	Masonry	\$132,040	\$142,925	-\$10,885
05	Metals	\$86,789	\$90,070	-\$3,281
06.1	Rough Carpentry	\$5,872	\$9,222	-\$3,350
06.2	Finish Carpentry	\$30,557	\$4,000	\$26,557
07.1	Foundation Insulation and Waterproofing	\$20,150	\$11,050	\$9,100
07.2	Insulation and Air Barriers	\$22,400	\$26,891	-\$4,491
07.3	Siding & Soffit Panels	\$72,212	\$65,142	\$7,070
07.4	Roofing	\$68,850	\$65,312	\$3,538
07.5	Expansion Control & Joint Sealants	\$35,850	\$21,400	\$14,450
08.1	Doors, Frames & Hardware	\$16,137	\$17,953	-\$1,816
08.2	Overhead Doors	\$0	\$0	\$0
08.3	Storefronts & Windows	\$54,633	\$57,650	-\$3,017
08.4	Skylights	\$0	\$0	\$0
09.1	Drywall and Framing	\$6,641	\$22,925	-\$16,284
09.2	Stucco Assemblies	\$0	\$0	\$0
09.3	Acoustical Ceilings & Wall Panels	\$0	\$0	\$0
09.4	Flooring	\$82,415	\$74,880	\$7,535
09.5	Painting & Wallcoverings	\$77,000	\$64,046	\$12,954
10	Specialties	\$17,782	\$37,187	-\$19,405
11	Equipment	\$0	\$0	\$0
12	Furnishings	\$0	\$0	\$0
13	Special Construction	\$4,373,639	\$3,702,914	\$670,725
14	Conveying Equipment	\$0	\$0	\$0
21	Fire Suppression Systems	\$24,400	\$24,400	\$0
22	Plumbing	\$426,183	\$483,026	-\$56,843
23	Heating, Ventilation, & Air Conditioning	\$190,992	\$208,753	-\$17,761
26	Electrical	\$367,000	\$345,324	\$21,676
27	Communications	\$0	\$0	\$0
28	Electronic Safety and Security	\$0	\$0	\$0

Total Direct Building Costs		\$7,797,792	\$7,265,947	\$531,845
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Division	System Description	Permit Set Cost w/ Accepted SAL Items	DD Cost w/ Accepted SAL Items	Delta
31	Earthwork	\$1,784,342	\$1,770,013	\$14,329
32.1	Asphalt Paving	\$2,500	\$2,500	\$0
32.2	Site Concrete	\$316,660	\$271,932	\$44,728
32.3	Athletic Surfacing	\$0	\$0	\$0
32.4	Fences & Gates	\$51,700	\$53,717	-\$2,017
32.5	Landscaping	\$322,352	\$234,282	\$88,070
32.6	Site Furnishings	\$15,179	\$0	\$15,179
33	Site Utilities	\$0	\$0	\$0

Total Direct Site Costs		\$2,492,734	\$2,332,444	\$160,290
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Indirect Costs Summary

#	System Description	Permit Set Cost w/ Accepted SAL Items	DD Cost w/ Accepted SAL Items	Delta
1	Preconstruction Services	\$20,000	\$20,000	\$0
2	Building Permit	\$0	\$0	\$0
3	Plan Review Fees	\$0	\$0	\$0
4	ROW Closure Permit Fees	\$0	\$0	\$0
5	City Use Tax	\$0	\$0	\$0
6	State Sales Tax	\$0	\$0	\$0
7	Construction Contingency - 2%	\$205,811	\$287,952	-\$82,141
8	Construction Costs Escalation - Not Included	\$0	\$0	\$0
9	Payment and Performance Bond (0.65%)	\$66,888	\$62,390	\$4,499
10	Builder's Risk Insurance (0.32%)	\$32,930	\$30,715	\$2,215
11	General Liability Insurance (0.98%)	\$100,847	\$94,064	\$6,783
12	JHL Overhead and Profit (3.95%)	\$423,322	\$398,808	\$24,514

Total Indirect Costs		\$849,797	\$893,928	-\$44,131
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Comparison of Total of Direct and Indirect Costs		\$11,140,323	\$10,492,319	\$648,004
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EXHIBIT D - GMP Estimate



Project: **Eagle Pool**
 Owner: Town of Eagle and Mountain Recreation
 Architect: OLC
 Estimate: *Construction Documents*

Date: June 28, 2024
 Preconstruction Manager: David Hissem
 Pool and Addition SF 9,177
 Construction Duration in Months 12
 Site Acreage 1.3

Direct Building Costs Summary

Division	System Description	Cost	Building Cost/sf	% of Costs
00	General Conditions	\$715,772	\$78.00 /sf	6.43% of Total Cost
01	General Requirements	\$134,253	\$14.63 /sf	1.21% of Total Cost
02	Existing Conditions	\$687,179	\$74.88 /sf	6.17% of Total Cost
03	Building Concrete	\$149,045	\$16.24 /sf	1.34% of Total Cost
04	Masonry	\$132,040	\$14.39 /sf	1.19% of Total Cost
05	Metals	\$86,789	\$9.46 /sf	0.78% of Total Cost
06.1	Rough Carpentry	\$5,872	\$0.64 /sf	0.05% of Total Cost
06.2	Finish Carpentry	\$30,557	\$3.33 /sf	0.27% of Total Cost
07.1	Foundation Insulation and Waterproofing	\$20,150	\$2.20 /sf	0.18% of Total Cost
07.2	Insulation and Air Barriers	\$22,400	\$2.44 /sf	0.20% of Total Cost
07.3	Siding & Soffit Panels	\$72,212	\$7.87 /sf	0.65% of Total Cost
07.4	Roofing	\$68,850	\$7.50 /sf	0.62% of Total Cost
07.5	Expansion Control & Joint Sealants	\$35,850	\$3.91 /sf	0.32% of Total Cost
08.1	Doors, Frames & Hardware	\$16,137	\$1.76 /sf	0.14% of Total Cost
08.2	Overhead Doors	\$0	\$0.00 /sf	0.00% of Total Cost
08.3	Storefronts & Windows	\$54,633	\$5.95 /sf	0.49% of Total Cost
08.4	Skylights	\$0	\$0.00 /sf	0.00% of Total Cost
09.1	Drywall and Framing	\$6,641	\$0.72 /sf	0.06% of Total Cost
09.2	Stucco Assemblies	\$0	\$0.00 /sf	0.00% of Total Cost
09.3	Acoustical Ceilings & Wall Panels	\$0	\$0.00 /sf	0.00% of Total Cost
09.4	Flooring	\$82,415	\$8.98 /sf	0.74% of Total Cost
09.5	Painting & Wallcoverings	\$77,000	\$8.39 /sf	0.69% of Total Cost
10	Specialties	\$17,782	\$1.94 /sf	0.16% of Total Cost
11	Equipment	\$0	\$0.00 /sf	0.00% of Total Cost
12	Furnishings	\$0	\$0.00 /sf	0.00% of Total Cost
13	Special Construction	\$4,373,639	\$476.59 /sf	39.26% of Total Cost
14	Conveying Equipment	\$0	\$0.00 /sf	0.00% of Total Cost
21	Fire Suppression Systems	\$24,400	\$2.66 /sf	0.22% of Total Cost
22	Plumbing	\$426,183	\$46.44 /sf	3.83% of Total Cost
23	Heating, Ventilation, & Air Conditioning	\$190,992	\$20.81 /sf	1.71% of Total Cost
26	Electrical	\$367,000	\$39.99 /sf	3.29% of Total Cost
27	Communications	\$0	\$0.00 /sf	0.00% of Total Cost
28	Electronic Safety and Security	\$0	\$0.00 /sf	0.00% of Total Cost
Total Direct Building Costs		\$7,797,792	\$849.71 /sf	70.00% of Total Cost
Division	System Description	Cost	Building Cost/sf	% of Costs
31	Earthwork	\$1,784,342	\$194.44 /sf	16.02% of Total Cost
32.1	Asphalt Paving	\$2,500	\$0.27 /sf	0.02% of Total Cost
32.2	Site Concrete	\$316,660	\$34.51 /sf	2.84% of Total Cost
32.3	Athletic Surfacing	\$0	\$0.00 /sf	0.00% of Total Cost
32.4	Fences & Gates	\$51,700	\$5.63 /sf	0.46% of Total Cost
32.5	Landscaping	\$322,352	\$35.13 /sf	2.89% of Total Cost
32.6	Site Furnishings	\$15,179	\$1.65 /sf	0.14% of Total Cost
33	Site Utilities	\$0	\$0.00 /sf	0.00% of Total Cost
Total Direct Site Costs		\$2,492,734	\$271.63 /sf	22.38% of Total Cost

Indirect Costs Summary

#	System Description	Cost	Building Cost/SF	% of Costs
1	Preconstruction Services	\$20,000	\$2.18 /sf	0.18% of Total
2	Building Permit	\$0	\$0.00 /sf	0.00% of Total
3	Plan Review Fees	\$0	\$0.00 /sf	0.00% of Total
4	ROW Closure Permit Fees	\$0	\$0.00 /sf	0.00% of Total
5	City Use Tax	\$0	\$0.00 /sf	0.00% of Total
6	State Sales Tax	\$0	\$0.00 /sf	0.00% of Total
7	Construction Contingency - 2%	\$205,811	\$22.43 /sf	1.85% of Total
8	Construction Costs Escalation - Not Included	\$0	\$0.00 /sf	0.00% of Total
9	Payment and Performance Bond (0.65%)	\$66,888	\$7.29 /sf	0.60% of Total
10	Builder's Risk Insurance (0.32%)	\$32,930	\$3.59 /sf	0.30% of Total
11	General Liability Insurance (0.98%)	\$100,847	\$10.99 /sf	0.91% of Total
12	JHL Overhead and Profit (3.95%)	\$423,322	\$46.13 /sf	3.80% of Total
Total Indirect Costs		\$849,797	\$92.60 /sf	7.63% of Costs
Total of Direct and Indirect Costs		\$11,140,323		

EXHIBIT D - GMP Estimate



Eagle Pool Replacement Project

Eagle, CO

General Conditions

June 28, 2024

Joint Trench Start May 1, 2024

Construction Start June 1, 2024

Construction Finish May 1, 2025

Days

334

Weeks

48

Months

10.98

Description	Quantity	Units	/Unit	Labor Rate	Total Labor	Equip Rate	Total Equip	Sub Unit	Sub Total	Total	Notes
Senior Superintendent	48	Wks	40	\$153.00	\$292,011	\$0.00	\$0	\$0.00	\$0	\$292,011	
Assistant Superintendent	48	Wks	0	\$104.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	Not Required
Project Manager	48	Wks	20	\$112.00	\$106,880	\$0.00	\$0	\$0.00	\$0	\$106,880	
MEP Coordinator	48	Wks	0	\$118.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	Not Required/By Trades
Project Engineer	48	Wks	24	\$85.00	\$97,337	\$0.00	\$0	\$0.00	\$0	\$97,337	
Field Engineer	48	Wks	0	\$88.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	Not Required
Safety Director	48	Wks	2	\$108.00	\$10,306	\$0.00	\$0	\$0.00	\$0	\$10,306	
Project Scheduler	48	Wks	0.5	\$0.00	\$0	\$0.00	\$0	\$132.00	\$3,149	\$3,149	
General Foreman	48	Wks	0	\$77.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	Direct Cost of Work
Field Office Equipment	11	Months	1	\$0.00	\$0	\$0.00	\$0	\$150.00	\$1,647	\$1,647	
Printing and Reproduction	11	Months	1	\$0.00	\$0	\$0.00	\$0	\$170.00	\$1,867	\$1,867	
BIM/VDC Coordination	0	Months	0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	By Trades
Mobile Phones	11	Months	2.1	\$0.00	\$0	\$0.00	\$0	\$115.00	\$2,652	\$2,652	
Two-Way Radios	1	LS	1	\$0.00	\$0	\$0.00	\$0	\$750.00	\$750	\$750	
Fuel/Maintenance for Equipment	11	Months	1	\$0.00	\$0	\$0.00	\$0	\$1,500.00	\$16,471	\$16,471	
Background Checks/Substance Testing	1	LS	1	\$0.00	\$0	\$0.00	\$0	\$1,000.00	\$1,000	\$1,000	
Construction & Project Signage	1	LS	1	\$0.00	\$0	\$0.00	\$0	\$3,500.00	\$3,500	\$3,500	
Temporary Walkways, Drives & Parking	0	LS	0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	Direct Cost of Work
Progress Photos & Videos	1	LS	1	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	Included No Cost
Office Trailer - Single Wide (monthly rental)	11	Months	1	\$0.00	\$0	\$1,650.00	\$18,118	\$0.00	\$0	\$18,118	
Office Trailer Set-up / Take Down	1	LS	1	\$0.00	\$0	\$0.00	\$0	\$5,500.00	\$5,500	\$5,500	
Temporary Storage Trailer (monthly rental)	11	Months	1	\$0.00	\$0	\$350.00	\$3,843	\$0.00	\$0	\$3,843	
Storage Trailer Set-up / Take Down	1	LS	1	\$0.00	\$0	\$1,200.00	\$1,200	\$0.00	\$0	\$1,200	
Postage and Delivery Fees	11	Months	0	\$0.00	\$0	\$0.00	\$0	\$50.00	\$549	\$549	
Job Site Internet Service (monthly service)	11	Months	1	\$0.00	\$0	\$0.00	\$0	\$550.00	\$6,039	\$6,039	
PM Vehicle	11	Months	0.5	\$0.00	\$0	\$1,250.00	\$6,863	\$0.00	\$0	\$6,863	
PE Vehicle	11	Months	0.6	\$0.00	\$0	\$650.00	\$4,282	\$0.00	\$0	\$4,282	
Sup. Vehicle	11	Months	1	\$0.00	\$0	\$1,250.00	\$13,726	\$0.00	\$0	\$13,726	
PM Vehicle Fuel and Maintenance	11	Months	0.5	\$0.00	\$0	\$0.00	\$0	\$750.00	\$4,118	\$4,118	
Assist PM & PE Vehicle Fuel and Maintenance	11	Months	0.6	\$0.00	\$0	\$0.00	\$0	\$500.00	\$3,294	\$3,294	
Sup. Vehicle Maintenance Fuel and Maintenance	11	Months	1	\$0.00	\$0	\$0.00	\$0	\$750.00	\$8,236	\$8,236	
Submittals	1	LS	1	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	Included No Cost
Dumpsters & Disposal Fees	11	Months	1	\$0.00	\$0	\$0.00	\$0	\$750.00	\$8,236	\$8,236	
Office Furniture	1	LS	1	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	Included No Cost
Drinking Water	11	Months	0	\$0.00	\$0	\$0.00	\$0	\$70.00	\$769	\$769	
Small Tools	11	Months	1	\$0.00	\$0	\$0.00	\$0	\$350.00	\$3,843	\$3,843	
Forklift for Misc. Materials	2	Months	1	\$0.00	\$0	\$5,495.00	\$10,990	\$0.00	\$0	\$10,990	
Jobsite Cleanup (Excluding Final Clean)	48	Wks	8	\$64.00	\$24,430	\$0.00	\$0	\$0.00	\$0	\$24,430	
Office Supplies & Cleaning	11	Months	1	\$0.00	\$0	\$0.00	\$0	\$200.00	\$2,196	\$2,196	
Portable Toilets	11	Months	4	\$0.00	\$0	\$0.00	\$0	\$275.00	\$12,079	\$12,079	
First Aid Supplies	11	Months	1	\$0.00	\$0	\$0.00	\$0	\$50.00	\$549	\$549	
IT Equipment & Software	11	FTE/Month	2.1	\$0.00	\$0	\$0.00	\$0	\$500.00	\$11,530	\$11,530	
Printers and Copiers	11	Months	1	\$0.00	\$0	\$0.00	\$0	\$125.00	\$1,373	\$1,373	
Material Handling	0	Months	0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	Included with Forklift
Temporary Fencing (Set up/Removal)	1	LS	1	\$0.00	\$0	\$0.00	\$0	\$5,541.00	\$5,541	\$5,541	
Temporary Fencing (Monthly Rental)	11	Months	1	\$0.00	\$0	\$0.00	\$0	\$497.00	\$5,457	\$5,457	
On Site Storage for CM/GC	11	Months	0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	Included with Storage Trailer
Safety Equipment	1	LS	1	\$0.00	\$0	\$0.00	\$0	\$4,500.00	\$4,500	\$4,500	
Fire Extinguishers	10	Each	1	\$0.00	\$0	\$0.00	\$0	\$75.00	\$750	\$750	
Safety Barriers/Warning/Handrails	1	LS	1	\$0.00	\$0	\$0.00	\$0	\$2,500.00	\$2,500	\$2,500	
Temporary Water	1	LS	1	\$0.00	\$0	\$0.00	\$0	\$2,750.00	\$2,750	\$2,750	
Temporary Power For Construction	11	Months	1	\$0.00	\$0	\$0.00	\$0	\$350.00	\$3,843	\$3,843	
Temporary Heat for Trailer	11	Months	1	\$0.00	\$0	\$0.00	\$0	\$100.00	\$1,098	\$1,098	
Drafting & Detailing	0	LS	0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	Not Required
Drafting & Detailing	0	LS	0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	Included No Cost
One Year Warranty	0	LS	0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0	By Trades
TOTALS					\$530,965		\$59,023		\$125,785	\$715,772	Notes

EXHIBIT D - GMP Estimate



Eagle Pool
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Description	Quantity	Unit	Total unit	Total	Notes
00 - General Conditions					
General Conditions			\$0.00	\$0	
General Conditions Summary	11	mo	\$65,184.58	\$715,772	
Total General Conditions				\$715,772	
Total 00 - General Conditions				\$715,772	
01 - General Requirements					
Quality Control			\$0.00	\$0	
Independent Testing			\$0.00	\$0	By Owner
Commissioning Agent			\$0.00	\$0	By Owner
Envelope Consultant			\$0.00	\$0	By Owner
3rd Party Inspections			\$0.00	\$0	By Owner
Construction Mock-up			\$0.00	\$0	In-Place Mock-Up Included
Virtual Design Coordination			\$0.00	\$0	
Virtual Design and Construction Manager	80	hrs	\$130.00	\$10,400	Underground Coordination / Detailing. CAD Files for Civil, Utilities, Site Electrical, and Pool Drawings to be Provided by Design Team
Temporary Construction			\$0.00	\$0	
Temporary Fire Protection			\$0.00	\$0	Included in General Conditions
Construction Wayfinding Signage			\$0.00	\$0	Included in General Conditions
Staging / Storage Areas (On Site)			\$0.00	\$0	Included in Div. 31
Site Protection / Security			\$0.00	\$0	Temp. Fence Included in General Conditions
Owner Project Identification Sign			\$0.00	\$0	Included in General Conditions
Temporary Equipment			\$0.00	\$0	
Storage Container			\$0.00	\$0	Included in General Conditions
Dewatering Equipment & Fuel			\$0.00	\$0	Not Anticipated - Not Included
Storm Dewatering Equipment & Fuel - 2" Electric Pump	5	mo	\$590.87	\$2,954	
Small Tools & Supplies	11	mo	\$500.00	\$5,490	
Fans	4	mo	\$580.87	\$2,323	
Generators	0	mo	\$0.00	\$0	Not Anticipated - Not Included
Truck & Haul	11	mo	\$1,495.00	\$16,416	
Total Station	8	mo	\$3,084.34	\$24,675	Labor Included in General Trades / Craft Labor
Scaffolding	0	mo	\$0.00	\$0	Included in trades
Bobcat	5	mo	\$3,317.96	\$16,590	
Bobcat - Forks	5	mo	\$724.49	\$3,622	
Street Sweeper for Bobcat	5	mo	\$1,882.60	\$9,413	
Fuel & Maintenance for Bobcat	5	mo	\$550.00	\$2,750	
Forklift			\$0.00	\$0	Included in General Conditions
Fuel & Maintenance for Forklift			\$0.00	\$0	Included in General Conditions
Crane			\$0.00	\$0	Included in Trades as Required
Crane Pads			\$0.00	\$0	Included in Trades as Required
Temporary Barrier & Enclosures			\$0.00	\$0	
Covered Walk Ways			\$0.00	\$0	Not Anticipated - Not Included
Jersey Barriers			\$0.00	\$0	Not Anticipated - Not Included
Handrails, Toe Boards, Opening Protection	1	ls	\$7,500.00	\$7,500	Material Only - Labor Included in General Trades / Craft Labor
Roof Safety Stands			\$0.00	\$0	Not Anticipated - Not Included
Temporary Stairs			\$0.00	\$0	Not Anticipated - Not Included
Road / Sidewalk Closure			\$0.00	\$0	
City Permit Fees			\$0.00	\$0	Not Anticipated - Not Included
Closure Plan			\$0.00	\$0	Not Anticipated - Not Included
Barriers and Signage per Plan			\$0.00	\$0	Not Anticipated - Not Included
Temporary Fence			\$0.00	\$0	Temp. Fence Included in General Conditions and Div. 31 for Utility Joint Trench - Screening Not Included
Delivery & Set-up			\$0.00	\$0	Included in GCs and Div. 31 (Joint Trench)
Monthly Rental Rate			\$0.00	\$0	Included in GCs and Div. 31 (Joint Trench)
Reconfigure Fence During Construction			\$0.00	\$0	Included in GCs and Div. 31 (Joint Trench)
Screening			\$0.00	\$0	Not Anticipated - Not Included
Maintenance of Temp Fence			\$0.00	\$0	Included in General Trades / Craft Labor
Temporary Electronic Jobsite Security			\$0.00	\$0	
Video Surveillance Set-up			\$0.00	\$0	Not Included - Assume utilize Owner Cameras
Monthly Rental Rate			\$0.00	\$0	Not Included - Assume utilize Owner Cameras
Cleaning & Waste Management			\$0.00	\$0	
Daily/Progress Cleaning			\$0.00	\$0	Included in the trades
Final Cleaning - Site	57200	sf	\$0.35	\$20,020	
Final Cleaning - Building	1700	sf	\$1.50	\$2,550	
Final Cleaning - Glass	220	sf	\$2.50	\$549	
Dumpster Rental, Hauling and Dump Fees			\$0.00	\$0	Included in General Conditions
Snow Removal - Allowance	6	mo	\$1,500.00	\$9,000	Allowance
Total General Requirements				\$134,253	



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Description	Quantity	Unit	Total unit	Total	Notes
Total 01 - General Requirements				\$134,253	
02 - Existing Conditions					
Surveying	1	ls	\$31,440.00	\$31,440	
Final ALTA Survey			\$0.00	\$0	Not Included
Selective Building Demolition Subcontractor	1	ls	\$32,968.00	\$32,968	
1 - Remove existing wall			\$0.00	\$0	Included
2 - Relocate Existing Door & Frame by Storefront Sub			\$0.00	\$0	Included in Div. 08
3 - Remove existing fiber cement siding			\$0.00	\$0	Included
4 - Remove existing metal panels			\$0.00	\$0	Included
5 - Remove existing wood post			\$0.00	\$0	Included
6 - Remove existing radius wall, foundation, & footings			\$0.00	\$0	Included in Div. 31
7 - Remove existing concrete pool deck			\$0.00	\$0	Included in Div. 31
8 - Partial demo of wall to provide door opening to receive new door and lintel and lintel for new door			\$0.00	\$0	Included
9 - Remove existing door			\$0.00	\$0	Included
10 - Remove existing wall			\$0.00	\$0	Included
Haul off HVAC, Water Heaters, Pool Equipment			\$0.00	\$0	Included
SOG Removal for Underground Plumbing			\$0.00	\$0	Included
Temporary Protection at Removed Openings			\$0.00	\$0	Included
Dumpsters for Selective Demolition			\$0.00	\$0	Included
Selective Site Demolition			\$0.00	\$0	
Remove Shade Structure - Large			\$0.00	\$0	Not Included - To be Priced Separately
Remove Shade Structure - Small			\$0.00	\$0	Not Included - To be Priced Separately
Construct Temporary Partitions for Demolition	252	sf	\$10.75	\$2,709	Material Only - Labor Included in General Trades / Craft Labor
Site Remediation			\$0.00	\$0	
Remediation of Site Soils Contaminated with Hazardous Materials or Petroleum Products			\$0.00	\$0	Not Included, By Owner
Facility Remediation			\$0.00	\$0	
Remediation of Asbestos, Lead Paint, Mercury, or Other Hazardous Materials			\$0.00	\$0	Not Included, By Owner
Ground Water Treatment			\$0.00	\$0	
Treatment of Ground Water			\$0.00	\$0	Not Included
General Trades / Craft Labor			\$0.00	\$0	
Quality Control Manager - 2024 - 8 hrs / wk	7	mo	\$5,442.25	\$38,110	
Quality Control Manager - 2025 - 8 hrs / wk	4	mo	\$5,714.36	\$22,732	
Carpenter Foreman - 2024 - 45 hrs / wk	8	mo	\$18,523.58	\$148,238	
Carpenter Foreman - 2025 - 45 hrs / wk	4	mo	\$19,449.75	\$77,372	
Laborer - 2024 - 1 total - 45 hrs / wk	7	mo	\$13,172.32	\$92,241	
Laborer - 2025 - 2 total - 45 hrs / wk	4	mo	\$27,661.87	\$110,040	
Housing for Craft Labor	23	mo	\$5,719.56	\$131,329	
Total Existing Conditions				\$687,179	
Total 02 - Existing Conditions				\$687,179	
03 - Building Concrete					
Building Concrete - Addition	1	ls	\$149,045.00	\$149,045	
SOG at Mech Pit			\$0.00	\$0	Included
SOG at Addition			\$0.00	\$0	Included
SOG Pit Infill			\$0.00	\$0	Included
Flow Fill at Infill Slabs			\$0.00	\$0	Included
Slope to Drain			\$0.00	\$0	Included
15 mil Vapor Barrier			\$0.00	\$0	Included
Continuous Footing			\$0.00	\$0	Included
Spread Footing			\$0.00	\$0	Included
Continuous Stem Wall			\$0.00	\$0	Included
Water stop @ Footer / Wall Connection			\$0.00	\$0	Included
Reinforcing Steel for Foundations (Furnish)			\$0.00	\$0	Included
Reinforcing Steel Accessories			\$0.00	\$0	Included
Reinforcing Steel for Foundations (Install)			\$0.00	\$0	Included
Ready-Mix Concrete Material			\$0.00	\$0	Included
Equipment Pads			\$0.00	\$0	Included
Drill and Epoxy Dowels			\$0.00	\$0	Included
Fine Grading			\$0.00	\$0	Included
Sawcut Floor Joints			\$0.00	\$0	Included
Concrete Pumping			\$0.00	\$0	Included
Total Building Concrete				\$149,045	
Total 03 - Building Concrete				\$149,045	
04 - Masonry					
Structural Masonry	1	ls	\$132,040.00	\$132,040	
WT19 - 6" CMU			\$0.00	\$0	Included
WT20 - 8" CMU			\$0.00	\$0	Included
WT40 - 8" CMU ext walls/skin			\$0.00	\$0	Included



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Description	Quantity	Unit	Total unit	Total	Notes
147 Foam Filled Insulated Cavities			\$0.00	\$0	Included
148 Deadmen for Wall Bracing			\$0.00	\$0	Included
149 General Masonry Items			\$0.00	\$0	
150 Site Leveling for Access and Scaffolding Installation			\$0.00	\$0	Included
151 Containment / Clean-up of Grout Materials and Washout			\$0.00	\$0	Included
152 Scaffolding			\$0.00	\$0	Included
153 220v Power at 100' Intervals			\$0.00	\$0	Included in division 26
154 Mobilizations			\$0.00	\$0	1 Included
155 Thermal Insulation Behind Block Veneer			\$0.00	\$0	Included in Division 07
156 Masonry Reinforcing			\$0.00	\$0	
157 Masonry Reinforcing Steel Supply			\$0.00	\$0	Included by Mason
158 Masonry Reinforcing Steel Install			\$0.00	\$0	Included by Mason
159 Steel Lintels - Furnish			\$0.00	\$0	Included in Division 5
160 Steel Lintels - Install			\$0.00	\$0	Included by Mason
161 Grouting Cells			\$0.00	\$0	Included by Mason
162 Bond Beams			\$0.00	\$0	Included by Mason
163 Top of Wall Bracing			\$0.00	\$0	Included by Mason
164 Weather Protection			\$0.00	\$0	Not Included - Assume Warm Weather Install per Schedule
165 Total Masonry					\$132,040
166 Total 04 - Masonry					\$132,040
167					
168					
169					
170 05 - Metals					
171 Structural and Misc. Steel Fabrication and Erection	1	ls	\$86,789.00	\$86,789	
172 W4x13 Beam			\$0.00	\$0	Included
173 W12x50 Beam			\$0.00	\$0	Included
174 W6x12			\$0.00	\$0	Included
175 LLV6x3x1/2x5/16 Lintel at new opening in CMU walls			\$0.00	\$0	Included
176 Cont. L4x4x1/4" at Roof Perimeter			\$0.00	\$0	Included
177 Embed Plates @ 32" OC			\$0.00	\$0	Included
178 1/2"x7 3/4"x12" Lintel Plate @ bond beams			\$0.00	\$0	Included
179 Titen HD or Through bolts @ existing wall to W-Beam			\$0.00	\$0	Included
180 1/2" Base plate W/ (2) 1/2"x4" HAS @ beam pocket			\$0.00	\$0	Included
181 Thru bolts@hoist beam to girder beam			\$0.00	\$0	Included
182 LLV4x6x5/16x8" @ 32" OC @ top of new walls			\$0.00	\$0	Included
183 3" Metal deck @ roof			\$0.00	\$0	Included
184 Mech Pit Ladder			\$0.00	\$0	Included
185 Mech Pit Railing			\$0.00	\$0	Included
186 AISC Certified Fabrication and Erection			\$0.00	\$0	Not Included
187 AESS Requirements per Specification			\$0.00	\$0	Not Included
188 Roof Access Ladder			\$0.00	\$0	None Indicated - Not Included
189 Counter & Vanity Supports			\$0.00	\$0	Included
190 Unistrut Frame for Aquatic Controls			\$0.00	\$0	Included
191 Overhead Bracing for Compartment Partition			\$0.00	\$0	Included
192 Steel Erection			\$0.00	\$0	
193 Structural Steel Framing and Deck Install			\$0.00	\$0	Included
194 Crane for Erection			\$0.00	\$0	Included
195 Field Touch-Up of Primer			\$0.00	\$0	Included
196 Layout Grid Lines			\$0.00	\$0	Included
198 AISC Certification			\$0.00	\$0	Not Included
199 AESS Requirements per Specification			\$0.00	\$0	Not Included
200 Total Metals					\$86,789
201					
202					
203 Total 05 - Metals					\$86,789
204					
205 06 - Carpentry					
206 06.1 Rough Carpentry Framing					
207 Rough Carpentry	1	ls	\$5,872.00	\$5,872	Material only
208 Continuous Wood Blocking at Expansion Joint	55	lf	\$0.00	\$0	
209 Roof Blocking			\$0.00	\$0	
210 Continuous Wood Blocking at Cap Flashing - 1 x 12	78	lf	\$0.00	\$0	
211 Wood Blocking at Gutter			\$0.00	\$0	
212 (2) 2 x 6	187	lf	\$0.00	\$0	
213 (2) 2 x 12	187	lf	\$0.00	\$0	
214 Existing roof eave blocking to remain			\$0.00	\$0	Repairs / Replacement Not Included
215 Continuous Wood Blocking at HM Jamb Detail @ CMU Wall w/ Metal Panel	40	lf	\$0.00	\$0	
216 Continuous Wood Blocking at Alum. Jamb Detail @ CMU Wall w/ Metal Panel	20	lf	\$0.00	\$0	
217 Continuous Plywood Nailer At back of CMU wall at Cap Flashing	146	sf	\$0.00	\$0	
218 3/A-101 - Patch existing fiber cement siding as needed to receive new finishes - Allowance			\$0.00	\$0	Included in Div. 09
219 Total 06.1 Rough Carpentry Framing					\$5,872
220					



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Description	Quantity	Unit	Total unit	Total	Notes
06.2 - Finish Carpentry					
Architectural Woodwork Subcontractor	1	ls	\$30,557.00	\$30,557	
SS-01 - Wilsonart Quartz Solid Surface Sink Top	3	ea	\$0.00	\$0	Included
PLAM-01 - PLAM Protection Skirt	3	ea	\$0.00	\$0	Included - Assume to be w/ Vanity Supply / Install
PH-01 - Wilsonart Phenolic Bench In Changing Rooms			\$0.00	\$0	Included
PH-01 - Wilsonart Phenolic Bench In Circulation Area			\$0.00	\$0	Included
SST-01 - Bench Stainless Steel Legs at Phenolic Benches			\$0.00	\$0	Included
Total 06.2 Finish Carpentry				\$30,557	
Total 06 - Carpentry				\$36,429	
07 - Thermal & Moisture Protection					
07.1 Dampproofing, Waterproofing, & Foundation Insulation					
Waterproofing Subcontractor	1	ls	\$25,800.00	\$25,800	
Foundation Insulation	1	ls	\$4,550.00	\$4,550	
Cementitious Waterproofing at base CMU course - 1/A-302	1	ls	\$4,800.00	\$4,800	
Waterproofing at Slide Sump Interior			\$0.00	\$0	Included
Waterproofing at Leisure Pool Trench Drain Interior			\$0.00	\$0	Included
Waterproofing at Planter Beds			\$0.00	\$0	Included
Accepted SAL Item # 7.1-2 - Dampproofing in lieu of waterproofing at Building Addition except at pump pit (to remain waterproofing). Utilize Tremco 250GC for all waterproofing.	1	ls	-\$15,000.00	-\$15,000	SAL Item # 7.1-2
Total 07.1 Dampproofing, Waterproofing, & Foundation Insulation				\$20,150	
07.2 Insulation & Air Barriers					
Spray Foam Insulation			\$0.00	\$0	None Indicated - Not Included
Rigid Wall Insulation			\$0.00	\$0	Included in Section 07.3
Vapor Barrier			\$0.00	\$0	
Fluid-Applied Vapor Barrier	1	ls	\$22,400.00	\$22,400	
Total 07.2 Insulation & Air Barriers				\$22,400	
07.3 Siding & Soffit Panels					
Metal Wall Panel Subcontractor	1	ls	\$72,212.00	\$72,212	
Metal Wall Panels			\$0.00	\$0	Included
Z-Girts			\$0.00	\$0	Included
2" Rigid Polyiso Insulation at Exterior CMU Walls			\$0.00	\$0	Included
Total 07.3 Siding & Soffit Panels				\$72,212	
07.4 Roofing					
PVC Membrane Roof	1	ls	\$67,500.00	\$67,500	
80 mil PVC membrane fully adhered to 1/2" cover board			\$0.00	\$0	80 mil included per specs
Tapered insulation at cricket areas			\$0.00	\$0	Included
R-30 poly rigid insulation			\$0.00	\$0	Included
10 mil vapor barrier			\$0.00	\$0	Included
1/2" substrate			\$0.00	\$0	Included
Mechanically attached cover board through system to metal decking			\$0.00	\$0	Included
Custom Colors			\$0.00	\$0	Not Included
Standard Colors Included			\$0.00	\$0	Note: Manufacturers differ between products. Standard colors differ between manufacturers.
Sheet Metal Flashing and Trim			\$0.00	\$0	Included in 07.3
Parapet Cap			\$0.00	\$0	Included in 07.3
Gutters and Downspouts			\$0.00	\$0	Included in 07.3
Temp. Protection at Roof Drains	1	ls	\$350.00	\$350	
Tie-In Existing Roof to New Roof - Detail 5/A-303 - Allowance	1	ls	\$1,000.00	\$1,000	Allowance
Total 07.4 Roofing				\$68,850	
07.5 Expansion Control & Joint Sealants					
Expansion Joint - Building	1	ls	\$9,600.00	\$9,600	
Accepted SAL Item # 7.5-2 - Remove Wall Expansion Joints at Building Addition	1	ls	-\$9,599.62	-\$9,600	SAL Item # 7.5-2
Site Sealants and Building Sealants	1	ls	\$35,850.00	\$35,850	
Total 07.5 Expansion Joints & Joint Sealants				\$35,850	
Total 07 - Thermal & Moisture Protection				\$219,462	
08 - Doors, Windows, & Glass					
08.1 Doors, Frames, & Hardware					
Doors, Frames, and Hardware Supply	1	ls	\$12,620.00	\$12,620	
Hollow Metal Door Frames and Hardware - Double	1	ea	\$0.00	\$0	Included



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Description	Quantity	Unit	Total unit	Total	Notes
293 Hollow Metal Door, Frame and Hardware - Single	2	ea	\$0.00	\$0	Included
294 Casing Frame	1	ea	\$0.00	\$0	Included
297 DFH Installation	4	ea	\$656.00	\$2,624	
298 Temporary Enclosures at Exterior Door Openings	192	sf	\$4.65	\$893	Material Only - Labor Included in General Trades / Craft Labor
300 Total 08.1 Doors, Frames, & Hardware				\$16,137	
302 08.2 Overhead Coiling & Sectional Doors					
303 Counter Height Coiling Door			\$0.00	\$0	None Indicated - Not Included
304 Overhead Coiling Door			\$0.00	\$0	None Indicated - Not Included
306 Total 08.2 Overhead Coiling & Sectional Doors				\$0	
308 08.3 Entrances & Storefronts					
309 Aluminum Storefront			\$0.00	\$0	None Indicated - Not Included
310 Aluminum Door & Hardware	1	ls	\$54,422.00	\$54,422	
311 Aluminum Storefront Door - 3072	6	ea	\$0.00	\$0	
312 Relocate Storefront Doors - 6072	1	ea	\$0.00	\$0	Included
313 Hardware for Aluminum Doors			\$0.00	\$0	Included
314 Automatic Operators for Aluminum Doors			\$0.00	\$0	None Indicated - Not Included
315 Temporary Enclosures at Exterior Storefront Openings	45	sf	\$4.65	\$211	Material Only - Labor Included in General Trades / Craft Labor
316 Interior Glass			\$0.00	\$0	None Indicated - Not Included
318 Total 08.3 Entrances & Storefronts				\$54,633	
320 08.4 Unit Skylights					
321 Unit Skylights			\$0.00	\$0	None Indicated - Not Included
323 Total 08.4 Unit Skylights				\$0	
325 Total 08 - Doors, Windows, & Glass				\$70,770	
327 09 - Finishes					
328 09.1 Gypsum Board Assemblies					
329 Gypsum Board Assemblies	1	ls	\$16,016.00	\$16,016	
330 Accepted SAL Item # 9.1-1 - Utilize Furred Wall at Front of House Areas to Existing Exterior Wall - CFMF, Moisture Resistant, and Impact Resistant Drywall and reduce \$20k Allowance to Patch and Paint Existing Exterior CMU, Metal Wall Panels, and Demo Patch Back to \$5k	1	ls	-\$9,799.81	-\$9,800	SAL Item # 9.1-1. Demo Patch Back Allowance in 9.5 reduced to \$5k total.
331 Gypsum Board Ceilings			\$0.00	\$0	Not Included at BOH Areas
332 Framing at Outdoor Shower			\$0.00	\$0	Not Included at BOH Areas
333 Selective Demo and Patch Back for MEP Tie-Ins			\$0.00	\$0	Included
334 General Drywall			\$0.00	\$0	
335 Level 4 Finish			\$0.00	\$0	Included; Level 5 is not included
336 Access Panels			\$0.00	\$0	
337 Misc. Access Doors & Frames	5	ea	\$85.00	\$425	
339 Total 09.1 Gypsum Board Assemblies				\$6,641	
341 09.2 Stucco Assemblies					
342 3-Coat Stucco System			\$0.00	\$0	None Indicated - Not Included
344 Total 09.2 Stucco Assemblies				\$0	
346 09.3 - Acoustical Ceilings & Wall Panels					
347 Acoustical Ceilings & Wall Panels			\$0.00	\$0	None Indicated - Not Included
349 Total 09.3 Acoustical Ceilings & Wall Panels				\$0	
351 09.4 Flooring					
352 Flooring	1	ls	\$74,594.00	\$74,594	
353 Tiling			\$0.00	\$0	
354 Floor Tile			\$0.00	\$0	
355 FT-01 - 1" x 1" Floor Tile in Restrooms			\$0.00	\$0	Included
356 Crack Suppression Membrane / Waterproofing Membrane			\$0.00	\$0	Included
357 Shower Pan			\$0.00	\$0	Included
358 Floor Preparation			\$0.50	\$0	Includes minor floor prep only
359 Wall Tile			\$0.00	\$0	
360 WT-01 - Wall Tile - Tile Bar			\$0.00	\$0	Included
361 WT-02 - Wall Tile - Trinity or Equal			\$0.00	\$0	Included
362 Wall Tile at Outdoor Shower			\$0.00	\$0	Included
363 Resilient Base, Stair Nosing, and Transitions			\$0.00	\$0	Included
364 RB-01 - Rubber Base			\$0.00	\$0	Included
365 Rubber Flooring			\$0.00	\$0	
366 RF-01 - Rubber Flooring - Encore			\$0.00	\$0	Included



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Description	Quantity	Unit	Total unit	Total	Notes
367 Floor Preparation			\$0.50	\$0	Included
368 Moisture Testing - 1/1,000 sf	1	ea	\$150.00	\$150	
369 Moisture Mitigation			\$0.00	\$0	Not Anticipated - Not Included
370 Floor Protection			\$0.00	\$0	
371 Flooring Protection at new Flooring and Tile	947	sf	\$1.50	\$1,421	
372 Flooring Protection at Existing Flooring	1500	sf	\$1.50	\$2,250	
373 Temporary Heat for Finishes - Allowance	1	ls	\$4,000.00	\$4,000	Assumes tie-into existing HVAC system to provide heat
374 Total 09.4 Flooring				\$82,415	
375					
376					
377 09.5 Painting & Wallcovering					
378 Painting	1	ls	\$54,500.00	\$54,500	
379 Patch and Paint Existing Exterior CMU and Metal Wall Panels - Allowance	1	ls	\$20,000.00	\$20,000	Allowance
380 Masonry Brick Ledges & Lintels			\$0.00	\$0	None Indicated - Not Included
381 Interior Painting			\$0.00	\$0	
382 Paint Gypboard Ceilings			\$0.00	\$0	Included
383 Paint CMU Partitions			\$0.00	\$0	Included
384 Paint HM Frames			\$0.00	\$0	Included
385 Paint HM Doors			\$0.00	\$0	Included
386 Paint Exposed Ceilings / Open to Structure			\$0.00	\$0	Included
387 Paint Ductwork at Open to Structure Areas to Match Exposed Ceilings			\$0.00	\$0	Included
388 Touch-up HM Frames & Doors			\$0.00	\$0	Included
389 Touch-up Walls at End of Project	1	ls	\$2,500.00	\$2,500	
390 Paint Pool Process Piping and			\$0.00	\$0	Not Anticipated - Not Included
391 Wallcoverings			\$0.00	\$0	None Indicated - Not Included
392 Sealed Concrete Floors			\$0.00	\$0	
393 Sealed Concrete Floors - BOH			\$0.00	\$0	Included
394 Total 09.5 Painting & Wallcovering				\$77,000	
395					
396					
397 Total 09 - Finishes				\$166,056	
398					
399 10 - Specialties					
400 Visual Display Surfaces			\$0.00	\$0	None Indicated - Not Included
401 Interior Signage - Allowance	1	ls	\$1,992.00	\$1,992	Allowance - Scope Not Identified - Includes (8) 6" x 9" x 1/4" Acrylic with ADA - room ID Signs
402 Exterior Building Mounted Signage			\$0.00	\$0	None Indicated - Not Included
403 Wall Protection			\$0.00	\$0	
404 FRP Paneling - Janitor Sink			\$0.00	\$0	None Indicated - Not Included
405 Corner Guards			\$0.00	\$0	None Indicated - Not Included
406 Fire Extinguishers			\$0.00	\$0	
407 10# Multipurpose Fire Extinguisher			\$0.00	\$0	None Indicated - Not Included
408 Athletic Lockers			\$0.00	\$0	
409 Flag Poles			\$0.00	\$0	
410 Toilet/Locker/Shower Accessories	1	ls	\$15,790.00	\$15,790	
411 Family Changing Room			\$0.00	\$0	
412 C-01 - Shower Curtain	3	ea	\$0.00	\$0	Included
413 T6 - Coat hook	9	ea	\$0.00	\$0	Included
414 T8 - Heavy Duty Shower Curtain Rod w/ Concealed Mounting & Stainless Steel Shower Curtain Hooks	3	ea	\$0.00	\$0	Included
415 T10 - 1 1/4" Dia Horizontal Stainless Steel Grab Bar 18" Long	3	ea	\$0.00	\$0	Included
416 T14 - Wall Mounted Baby Changing Station	3	ea	\$0.00	\$0	Included
417 T15 - Phenolic Bench - Accessible, 3'-6" Width - By Owner	3	ea	\$0.00	\$0	By Owner
418 T18 - Electric Hand dryer	3	ea	\$0.00	\$0	Included
419 T19 - Multi-Roll Toilet Tissue Dispenser - By Owner	3	ea	\$0.00	\$0	By Owner
420 MR-01 Mirror 24"x36"	3	ea	\$0.00	\$0	Included
421 ADA Family Changing Room			\$0.00	\$0	
422 C-01 - Shower Curtain	1	ea	\$0.00	\$0	Included
423 T6 - Coat hooks	3	ea	\$0.00	\$0	Included
424 T7 Solid Phenolic Folding Shower Seat	1	ea	\$0.00	\$0	Included
425 T8 - Heavy Duty Shower Curtain Rod w/ Concealed Mounting & Stainless Steel Shower Curtain Hooks	1	ea	\$0.00	\$0	Included
426 T9 - 1 1/4" Dia Stainless Steel Grab Bar 12" Long	1	ea	\$0.00	\$0	Included
427 T10 - 1 1/4" Dia Horizontal Stainless Steel Grab Bar 18" Long	1	ea	\$0.00	\$0	Included
428 T11 - 1 1/4" Dia Horizontal Stainless Steel Grab Bar 36" Long	1	ea	\$0.00	\$0	Included
429 T12 - 1 1/4" Dia Horizontal Stainless Steel Grab Bar 42" Long	1	ea	\$0.00	\$0	Included
430 T13 - 1 1/4" Dia Horizontal Stainless Steel Grab Bar 54" Long	1	ea	\$0.00	\$0	Included
431 T14 - Wall Mounted Baby Changing Station	1	ea	\$0.00	\$0	Included



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Description	Quantity	Unit	Total unit	Total	Notes
432 T16 - Phenolic Bench - Accessible, 4'-8" Width - By Owner	1	ea	\$0.00	\$0	By Owner
433 T18 - Electric Hand dryer	1	ea	\$0.00	\$0	Included
434 T19 - Multi-Roll Toilet Tissue Dispenser - By Owner	1	ea	\$0.00	\$0	By Owner
435 MR-01 Mirror 24"x36"	1	ea	\$0.00	\$0	Included
436 Other Areas:			\$0.00	\$0	
437 P-01 Phenolic Compartment Partition	3	ea	\$0.00	\$0	Not Included - By Owner
438 Phenolic Benches in Restrooms	4	ea	\$0.00	\$0	By Owner
439 Phenolic Benches in Circulation 101	4	ea	\$0.00	\$0	By Owner
440 Installation			\$0.00	\$0	Included
441 Total Specialties				\$17,782	
442					
444 Total 10 - Specialties				\$17,782	
445					
446 11 - Equipment					
447 Equipment			\$0.00	\$0	None Indicated - Not Included
448					
449 Total Equipment				\$0	
450					
451 Total 11 - Equipment				\$0	
452					
453 12 - Furnishings					
454 Window Treatments			\$0.00	\$0	None Indicated - Not Included
455					
456 Total Furnishings				\$0	
457					
458 Total 12 - Furnishings				\$0	
459					
460 13 - Special Construction					
461 Pool Contractor - 50% CD Pricing	1	ls	\$3,632,254.00	\$3,632,254	
462 Update 50% CD Pricing to Permit Set Pricing - Includes Upsized Heater for Lap Pool	1	ls	\$2,292.00	\$2,292	
463 Accepted SAL Item # 1-1A - Waterslide Tower - Alternate 1A - Provide and install all piping, pumps, waterslides, stair tower, runoff pad, runoff sumps and both pool wall frames/ grates as shown on the drawings. Inc. \$77,150 Allowance for Slide Foundations as foundations are not Designed by Slide Mfg. until contracted.	1	ls	\$673,634.67	\$673,635	SAL Item # 1-1A
464 Accepted SAL Item # 1-8 - Provide thermal pool covers and deck reels for the pools.	1	ls	\$54,500.46	\$54,500	SAL Item # 1-8
465 Accepted SAL Item # 13-1 - Change (2) Paddock filter systems to Waterco	1	ls	-\$8,239.00	-\$8,239	SAL Item # 13-1
466 Accepted SAL Item # 13-2 - Remove Flocculation	1	ls	-\$35,127.00	-\$35,127	SAL Item # 13-2
467 Accepted SAL Item # 13-3 - Change Lifeguard Chairs to Composite in lieu of Stainless	1	ls	-\$8,376.00	-\$8,376	SAL Item # 13-3
468 Leisure Pool - Skimmer	4512	sf	\$0.00	\$0	Included
469 Lap Pool - 6 Lane - Skimmer	3425	sf	\$0.00	\$0	Included
470 Shotcrete Construction			\$0.00	\$0	Included
471 Mechanical Package			\$0.00	\$0	Included
472 Pumps, filters and associated plumbing			\$0.00	\$0	Included
473 Trenching for Pool Process Piping			\$0.00	\$0	Included
474 Pool Structural Excavation & Backfill			\$0.00	\$0	Included
475 Chemical Management Systems			\$0.00	\$0	Included
476 Acid Feed, Chlorine Feed, Chemical Controller, and UV Systems			\$0.00	\$0	Included
477 Start-Up Chemicals and 1st Month			\$0.00	\$0	Included
478 Fill Water and Heating for Testing, Construction, and Start Up			\$0.00	\$0	By Owner - Not Included
479 Shell, Piping, Water Level Control, Tile			\$0.00	\$0	Included
480 Deck Equipment, Inserts & Anchor Sockets			\$0.00	\$0	Included
481 Loose Equipment			\$0.00	\$0	Included
482 Maintenance Equipment			\$0.00	\$0	By Owner - Not Included
483 Safety Equipment			\$0.00	\$0	By Owner - Not Included
485 Ladders	6	ea	\$450.00	\$2,700	
486 Weather Conditions for Pool Construction - Allowance	6	mo	\$10,000.00	\$60,000	Allowance
487 Eco Pans			\$0.00	\$0	
488 Under Drain System - Pool			\$0.00	\$0	
489 4" Perforated PVC Underdrain			\$0.00	\$0	Included
490 30 mil liner for underdrain			\$0.00	\$0	Included
491 Drain rock			\$0.00	\$0	Included
492 Total Special Construction				\$4,373,639	
493					
495 Total 13 - Special Construction				\$4,373,639	
496					
497 14 - Conveying Equipment					
498 14 - Conveying Equipment					



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Description	Quantity	Unit	Total unit	Total	Notes
499 Conveying Equipment			\$0.00	\$0	None Indicated - Not Included
501 Total Conveying Equipment					\$0
502					
503 Total 14 - Conveying Equipment					\$0
504					
505 21 - Fire Suppression					
506 Fire Suppression System	1	Is	\$24,400.00	\$24,400	
507 Tie-In to Existing System			\$0.00	\$0	
508 Design & Engineering			\$0.00	\$0	Included
509 Knox Box			\$0.00	\$0	Not Included
511 Total Fire Suppression					\$24,400
512					
513 Total 21 - Fire Suppression					\$24,400
514					
515 22 - Plumbing					
516 Plumbing System	1	Is	\$426,183.00	\$426,183	
517 Cut, Cap, and Safe-Off prior to Demo			\$0.00	\$0	Included
518 Under Floor Sanitary - PVC Plastic			\$0.00	\$0	Included
519 Under Floor Storm - PVC Plastic			\$0.00	\$0	Included
520 Under Floor Domestic Water - Type K Copper			\$0.00	\$0	Included
521 Above floor waste and vent - NH Cast Iron			\$0.00	\$0	Included
522 Above Floor Storm - NH Cast Iron			\$0.00	\$0	Included
523 Above Floor Domestic Water - Type L Copper - Pressed Fittings			\$0.00	\$0	Included
524 Gas Piping - Schedule 40 Steel - Threaded and Pressed Fittings			\$0.00	\$0	Included
525 Plumbing Equipment			\$0.00	\$0	Included
526 Water Heaters	2	ea	\$0.00	\$0	Included
527 Plumbing Pump	1	ea	\$0.00	\$0	Included
528 Plumbing Fixtures			\$0.00	\$0	Included
529 WC-1 - Water Closet (1.28 GPF) Wall Hung - Kohler - K-84325			\$0.00	\$0	Included
530 WC-2 - Water Closet (Accessible) (1.28 GPF) Wall Hung - Kohler - K-84325			\$0.00	\$0	Included
531 L-1 - Lavatory - Wall Hung (Accessible) (.5GPM) - Kohler - K-2005			\$0.00	\$0	Included
532 SH-1 - Shower - By GC - Bradley 1C-HD-ST-AP-BP, Moen 52716EP15			\$0.00	\$0	Included
533 SH-2 (Accessible) - By GC - Shower - Bradley HN-300-HD-ST-A24-AP-BP, Moen 52716EP15			\$0.00	\$0	Included
534 SH-3 (Accessible) - By GC - Shower - Bradley HN-300-HD-ST-AP-BP, Moen (2)52716EP15			\$0.00	\$0	Included
535 MSB-1 - Mop Service Basin - Flat - MSB2424			\$0.00	\$0	Included
536 EWC-1 - Electric Water Cooler (Accessible) - Bi-Level - w/ Bottle Fill Station - Elkay - LZSLT8WSVRSK			\$0.00	\$0	Included
537 FD-1 & FD-2 - Floor Drain - Per Spec			\$0.00	\$0	Included
538 GCO, WCO, FCO - Cleanouts - Per Spec			\$0.00	\$0	Included
539 HB-1 & 2 - Hose Bib - Per Spec			\$0.00	\$0	Included
540 WH-1 - Wall Hydrant - Per Spec			\$0.00	\$0	Included
541 Excavation and Backfill for underground plumbing			\$0.00	\$0	Included in Div. 31
542 Connect to existing water and sanitary			\$0.00	\$0	Included
544 Total Plumbing					\$426,183
545					
546 Total 22 - Plumbing					\$426,183
547					
548 23 - HVAC					
549 HVAC System	1	Is	\$190,992.00	\$190,992	
550 Cut, Cap, and Safe-Off prior to Demo			\$0.00	\$0	Included
551 Fan Coil Unit	2	ea	\$0.00	\$0	Included
552 Pool Chemical Exhaust Fan	2	ea	\$0.00	\$0	Included
553 Ceiling Exhaust Fan	4	ea	\$0.00	\$0	Included
554 Relocated Unit Heater	1	ea	\$0.00	\$0	Included
555 Louvers			\$0.00	\$0	Included
556 Fire Dampers - Stainless Steel			\$0.00	\$0	Included
557 Ductwork			\$0.00	\$0	Included
558 Exposed Duct in Corridor - Lined Oval			\$0.00	\$0	None Indicated - Not Included
559 Heating Water Piping from Existing			\$0.00	\$0	Included
560 Pool Heater Galv. Combustion Air Duct			\$0.00	\$0	Included
561 Pool Heater Flue			\$0.00	\$0	Included
562 Water Heater Combustion - PVC			\$0.00	\$0	Included
563 Water Heater Flue - CPVC			\$0.00	\$0	Included
564 Chemical Room Exhaust - CPVC			\$0.00	\$0	Included
565 Grilles, Registers, Diffusers			\$0.00	\$0	Included



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Description	Quantity	Unit	Total unit	Total	Notes
566 TAB			\$0.00	\$0	
567 Temperature Controls			\$0.00	\$0	Includes Stand-Alone Controls Only
568 Integration to Existing BAS System			\$0.00	\$0	Not Included - By Owner
569 Mechanical Insulation			\$0.00	\$0	Included
570 Equipment Start Up			\$0.00	\$0	Included
572 Total HVAC				\$190,992	
573					
574 Total 23 - HVAC				\$190,992	
575					
576 26 - ELECTRICAL					
577 Electrical System	1	Is	\$367,000.00	\$367,000	
578 Cut, Cap, and Safe-Off prior to Demo			\$0.00	\$0	Included
579 Temp power - existing panel			\$0.00	\$0	Included
580 Selective Electrical Demo - Site			\$0.00	\$0	Included
581 Selective Electrical Demo - Building			\$0.00	\$0	Included
582 Light Fixtures and Lighting Controls			\$0.00	\$0	Included
583 Branch Power			\$0.00	\$0	Included
584 Site Electrical			\$0.00	\$0	Included
585 New Transformer			\$0.00	\$0	Included
586 New Panels			\$0.00	\$0	Included
587 Mechanical Equipment Connections			\$0.00	\$0	Included
588 Pool Equipment Power and Control Connections			\$0.00	\$0	Included
589 Exterior Outlets			\$0.00	\$0	Included
590 Disconnects where not included with equipment			\$0.00	\$0	Included
591 Pool Bonding and Grounding			\$0.00	\$0	Included
592 Low Voltage Sleeves & Raceways			\$0.00	\$0	Included
593 Fire Alarm System - Addition to Tie Into Existing			\$0.00	\$0	Included
594 Heat Trace			\$0.00	\$0	Included
596 Total Electrical				\$367,000	
597					
598 Total 26 - Electrical				\$367,000	
599					
600 27 - Communications					
601 Communications	1	Is	\$0.00	\$0	Included w/ Div. 26
602 Data Cabling and Outlet			\$0.00	\$0	None Included - Not Included
603 WAP			\$0.00	\$0	None Included - Not Included
604 Relocated Speakers			\$0.00	\$0	Included
605 Intercom System			\$0.00	\$0	Not Included
606 Wireless Clock System			\$0.00	\$0	Not Included
607 Bidirectional Amplification System			\$0.00	\$0	Not Included
609 Total Communications				\$0	
610					
611 Total 27 - Communications				\$0	
612					
613 28 - Electronic Safety & Security					
614 Electronic Safety & Security			\$0.00	\$0	Included w/ Div. 26
615 Electronic Door Access			\$0.00	\$0	Not Included
616 Intrusion Detection System			\$0.00	\$0	Not Included
617 Video Surveillance - Additional and Relocated Cameras, Camera Outlets - Tied Into Existing Head End			\$0.00	\$0	Included
619 Total Electronic Safety & Security				\$0	
620					
621 Total 28 - Electronic Safety & Security				\$0	
622					
623 31 - Earthwork					
624 Earthwork, Utilities, and Site Demolition - 50% CD Pricing	1	Is	\$539,673.00	\$539,673	
625 WW - Update EW, Utilities, and Site Demo to Permit Set Pricing	1	Is	\$44,016.00	\$44,016	
626 Site Demolition			\$0.00	\$0	
627 Remove Existing Concrete at North Loading Area to be Replaced			\$0.00	\$0	Included
628 Existing Inlet and Storm Line to be Removed			\$0.00	\$0	Included
629 Existing Pool Structure to be Removed			\$0.00	\$0	Included
630 Existing Pool Deck to be Removed			\$0.00	\$0	Included
631 Existing Screen Walls and foundations to be Removed			\$0.00	\$0	Included
632 Existing Trench Drain to be Removed			\$0.00	\$0	Included
633 Existing Gas Line to be Removed after New Gas Line Installed			\$0.00	\$0	Included
634 Existing Telecom Lines and Electrical Service in Joint Trench to be Removed after New Services Installed			\$0.00	\$0	Included
635 Existing Site Electrical, Lighting, and Light Poles to be Removed			\$0.00	\$0	Included
636 Existing Fence to be Removed			\$0.00	\$0	Included

EXHIBIT D - GMP Estimate



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Description	Quantity	Unit	Total unit	Total	Notes
637 Existing Pool Slide to be Removed			\$0.00	\$0	Included
638 Remove Existing Trees - 8 Total			\$0.00	\$0	Included
639 Site Earthwork			\$0.00	\$0	
640 Clear and Grub			\$0.00	\$0	Included
641 Strip Topsoil			\$0.00	\$0	Included
642 Site Cut to Fill			\$0.00	\$0	Included
643 Grade Pool areas to water elevation for Compaction Grouting Sub			\$0.00	\$0	Included
644 Grade Pool Deck areas to Subgrade for Compaction Grouting Sub			\$0.00	\$0	Included
645 Structural Excavation for Pool Structures after Compaction Grouting Complete			\$0.00	\$0	Inc. in Div. 13
646 Backfill of pool structures per Geotech - reuse of onsite soils			\$0.00	\$0	Inc. in Div. 13
647 Pool Under Drain System			\$0.00	\$0	Inc. in Div. 13
648 Export Excess Soils Off Site			\$0.00	\$0	Included
649 Structural Excavation and Backfill for Addition			\$0.00	\$0	Included
650 Finish Grading at Site Areas -Pools, Pool Deck, and Landscape Areas			\$0.00	\$0	Included
651 Finish Grading at Addition			\$0.00	\$0	Included
652 Excavation & Backfill of Underground Plumbing and Electrical			\$0.00	\$0	Pool piping included in pool contractor scope, plumbing and electrical excavation included in earthwork scope
653 Update Logistics Plan to Area East of Ice Rink From BMX Dirt Parking Lot			\$0.00	\$0	
654 Import 6" of 3/4" Crushed Aggregate for trailer and laydown area - 5,000 SF			\$0.00	\$0	Included
655 Refresh of 3/4" Crushed Aggregate at trailer and laydown area - 5,000 SF - 4 Total			\$0.00	\$0	Included
656 Remove 3/4" Crushed Aggregate at trailer and laydown area at end of project			\$0.00	\$0	Included
657 Refresh existing dirt road and parking area at trailer and laydown area			\$0.00	\$0	Included
658 De-mobilize and Turn Over Trailer and Laydown Area To Owner - Allowance	1	ls	\$2,000.00	\$2,000	Native Seeding and Temp Irrigation not Included - Allowance
659 General Earthwork			\$0.00	\$0	
660 Mobilizations			\$0.00	\$0	Included
661 Locate Existing Utilities	1	ls	\$5,000.00	\$5,000	Private Locates
662 Protection of Survey Stakes & Replacement When Necessary			\$0.00	\$0	Included
663 Water Meter & Usage Charges for Earthwork Activities			\$0.00	\$0	By Owner
664 Ground Thaw Units			\$0.00	\$0	Not Included
665 Dewatering of Excavations			\$0.00	\$0	Not Included
666 Remediation of Hazardous Materials Found in the Soil			\$0.00	\$0	Not Included
667 Import of Soils to Replace Debris or Contaminated Soils			\$0.00	\$0	Not Included
668 Traffic Control for Earthwork Activities			\$0.00	\$0	Not Anticipated - Not Included
669 Erosion & Sediment Controls			\$0.00	\$0	
670 Vehicle Tracking Pad 20' x 50'	89	cy	\$40.00	\$3,556	
671 Add Stone to Vehicle Tracking Pad	89	cy	\$40.00	\$3,556	
672 Remove Vehicle Tracking Pad	89	cy	\$25.00	\$2,222	
673 Silt Fence	1003	lf	\$5.16	\$5,175	
674 Maintain / Repair Silt Fence	11	mo	\$1,213.24	\$13,322	
675 Sediment Control Logs	250	lf	\$9.21	\$2,303	
676 Maintain / Repair Sediment Control Logs	11	mo	\$606.62	\$6,661	
677 Silt Fence Around Stockpiled Soils	500	lf	\$5.16	\$2,580	
678 Dedicated Concrete and Grout Truck Washout & Maintenance and Haul-Off - Concrete Dumpster	22	ea	\$1,500.00	\$33,000	
679 Remove Sediment Deposits After Weather Event	11	ea	\$1,500.00	\$16,500	
680 Maintain Access Road	6	ea	\$1,925.00	\$11,550	
681 Engineered Stormwater Management Permit (year #1)	1	ls	\$750.00	\$750	
682 Engineered Stormwater Management Permit (year #2)	1	ls	\$750.00	\$750	
683 Engineered Stormwater Management Plan	1	ea	\$0.00	\$0	Not Included - Assume by Civil Engineer
684 3rd Party Stormwater Inspection	11	ea	\$675.00	\$7,425	
685 Bobcat	6	mo	\$3,317.96	\$19,908	
686 Bobcat - Forks	6	mo	\$724.49	\$4,347	
687 Street Sweeper for Bobcat	6	mo	\$1,882.60	\$11,296	
688 Fuel & Maintenance for Bobcat	6	mo	\$550.00	\$3,300	
689 Soil Stabilization			\$0.00	\$0	
690 Compaction Grout Columns - Pools and Pool Deck	1	ls	\$786,800.00	\$786,800	Includes 1 Year Warranty Only
691 Utilities	1	ls	\$0.00	\$0	Included
692 Water Utility			\$0.00	\$0	Use Existing - Not Included
693 Sanitary Sewer			\$0.00	\$0	Use Existing - Not Included
694 Storm Drainage Utilities			\$0.00	\$0	Included



Eagle Pool
Construction Documents
Estimate Detail
June 28, 2024

Description	Quantity	Unit	Total unit	Total	Notes
695 Perimeter Drain - Free-Draining Gravel in Geotextile Fabric Wrap			\$0.00	\$0	Included
696 Downspout Connections			\$0.00	\$0	Included
697 Pool Deck Area Drains			\$0.00	\$0	Included
698 Area Drains			\$0.00	\$0	Included
699 Pool Deck Drainage Piping			\$0.00	\$0	Included
700 Connect to Existing Area Drain Inlet at West of Site - No new drain line to west of existing area drain inlet			\$0.00	\$0	Included
701 Site Electrical - Excavation and Backfill to all Power and Lighting Locations			\$0.00	\$0	Included
702 Excavation and Backfill for Underground MEP at Addition			\$0.00	\$0	Included
703 Pot Holing to Locate Existing Utilities	1	Is	\$10,000.00	\$10,000	
704 Rock Excavation			\$0.00	\$0	Not Included
705 Dewatering of Utility trenches			\$0.00	\$0	Not Included
706 Primary Utility Provider Relocations - Holy Cross Energy, Black Hills Energy, Comcast, and Lumen	1	Is	\$248,652.96	\$248,653	SAL Item 1-12
Total 31 - Earthwork				\$1,784,342	
Total 31 - Earthwork				\$1,784,342	
32 - Exterior Improvements					
32.1 - Asphalt Paving					
713 Asphalt Paving			\$0.00	\$0	
714 Clean Existing Parking Lot Prior to Turnover	1	Is	\$2,500.00	\$2,500	
715 Pavement Striping			\$0.00	\$0	None Indicated - Not Included
716 Traffic Signage			\$0.00	\$0	None Indicated - Not Included
717 Parking Accessories			\$0.00	\$0	None Indicated - Not Included
Total 32.1 Asphalt Paving				\$2,500	
32.2 - Site Concrete					
722 Site Concrete	1	Is	\$295,160.00	\$295,160	
723 M-03 5" Pool Deck			\$0.00	\$0	Included
724 Replacement of North Concrete Pavement - North at Loading Area - 6"			\$0.00	\$0	Included
725 Remove and Replace existing Sidewalk @Joint Trench - South of site near parking lot - 5"			\$0.00	\$0	Included
726 N04 - Planter box Seat Wall			\$0.00	\$0	Included
727 6" Seat Wall			\$0.00	\$0	Included
728 8" Concrete Base Slab			\$0.00	\$0	Included
729 N05 6" Turf concrete edger			\$0.00	\$0	Included
730 Light pole bases			\$0.00	\$0	Included
731 Setting of Pool Equipment in Pool Deck - Provided by Pool Contractor			\$0.00	\$0	Included
732 Eco Pans	1	Is	\$1,500.00	\$1,500	
733 Winter Conditions for Site Concrete - Allowance	1	Is	\$20,000.00	\$20,000	
734 Site Foundations			\$0.00	\$0	
735 Shade Structure Foundations			\$0.00	\$0	Included in Alternates
Total 32.2 Site Concrete				\$316,660	
32.3 - Athletic & Recreational Surfacing					
740 Artificial Turf			\$0.00	\$0	Included in 32.5 Landscaping
Total 32.3 Athletic & Recreational Surfacing				\$0	
32.4 - Fences & Gates					
745 Fencing	1	Is	\$51,700.00	\$51,700	
746 6' Black Vinyl Coated Chain Link Fence			\$0.00	\$0	
747 6' Montage Plus Majestic 3-rail by Ameristar including (2) gates			\$0.00	\$0	
Total 32.4 Fences & Gates				\$51,700	
32.5 - Landscaping					
752 Landscaping Subcontractor	1	Is	\$345,282.00	\$345,282	
753 Accepted SAL Item # 32.5-2-B - Reduce Trees and Shrubs - Target Reduction - 25% Reduction	1	Is	-\$12,165.29	-\$12,165	SAL Item # 32.5-2-B. ROM to be confirmed by Design and Sub Pricing.
754 Accepted SAL Item # 32.5-2-B - Remove north planter complete and replace with concrete pool deck. Remove south planter complete and replace with artificial turf. Keep east planter and remove stone cap and stone veneer from east planter. Includes \$1,500 Allowance for concrete finish at east planter wall. ROM.	1	Is	-\$71,887.63	-\$71,888	SAL Item # 32.5-8. ROM to be confirmed by Design and Sub Pricing.
755 Colorado Black Beauty Fescue Sod			\$0.00	\$0	Included
756 Irrigation at Turf Sod			\$0.00	\$0	Included
757 PBSI Low Grow Native Seed			\$0.00	\$0	Included



Eagle Pool
Construction Documents
Estimate Detail
June 28, 2024

Description	Quantity	Unit	Total unit	Total	Notes
759 Temporary Irrigation at Native Seed Mix			\$0.00	\$0	Included
760 M-02 Cobble Mulch - Horizon River Rock			\$0.00	\$0	Included
761 M-04 Synthetic Turf - Landscape Fresh by Forever Lawn			\$0.00	\$0	Included
762 M-07 - Benda Board Edger - 1" x 6"			\$0.00	\$0	Included
763 Plantings			\$0.00	\$0	Included
764 Soil Amendments			\$0.00	\$0	Included
765 Trees			\$0.00	\$0	Included
766 Deciduous Canopy Trees			\$0.00	\$0	Included
767 AL IM - Imperial Black Alder - 3" Cal.			\$0.00	\$0	Included
768 GL IN - Northern Acclaim Honey Locust - 3" Cal.			\$0.00	\$0	Included
769 PO ER - Swedish Aspen - 3" Cal.			\$0.00	\$0	Included
770 Evergreen Trees			\$0.00	\$0	Included
771 PI PU - Colorado Spruce - 6' ht			\$0.00	\$0	Included
772 PS ME - Douglas Fir - 6' ht			\$0.00	\$0	Included
773 Ornamental Trees			\$0.00	\$0	Included
774 AM AL - Saskatoon Serviceberry - 6' Clump			\$0.00	\$0	Included
775 Tree Protection			\$0.00	\$0	Included
776 Shrubs			\$0.00	\$0	Included
777 Deciduous Shrubs			\$0.00	\$0	Included
778 EU AL - Compact Burning Bush - #5			\$0.00	\$0	Included
779 FO SB - Show Off Sugar Baby Dwarf Forsythia - # 5			\$0.00	\$0	Included
780 PO FR - Brush Cinquefoil - # 5			\$0.00	\$0	Included
781 Evergreen Shrubs			\$0.00	\$0	Included
782 AR UV - Kinnikinnick - # 1			\$0.00	\$0	Included
783 Ornamental Grasses			\$0.00	\$0	Included
784 CA KA - Karl Foerster Feather Reed Grass - # 5			\$0.00	\$0	Included
785 Sleeving for Irrigation System			\$0.00	\$0	Included
786 Temporary Irrigation Tie-In for Existing Landscape to Remain outside of Construction Limits - Allowance	1	Is	\$5,000.00	\$5,000	Allowance
787 2 Year Warranty and Maintenance of Landscape			\$0.00	\$0	Included
788 Site Masonry	1	Is	\$79,240.00	\$79,240	
789 M-01 - Windermere Flagstone Pavers			\$0.00	\$0	
790 M-08 - Thin Stone Veneer - Lyons Sandstone			\$0.00	\$0	
791 M-09 Stone Cap			\$0.00	\$0	
792 Accepted SAL Item # 1-11-A - Remove M-01 Pavers and Replace with M-03 Concrete Pool Deck	1	Is	-\$23,116.62	-\$23,117	SAL Item # 1-11-A. ROM to be confirmed by Design and Sub Pricing.
793 Retaining Walls			\$0.00	\$0	None Indicated - Not Included
795 Total 32.5 Landscaping				\$322,352	
796					
797 32.6 - Site Furnishings					
798 Site Furnishings			\$0.00	\$0	
799 Shade Sail Foundations			\$0.00	\$0	Shade Sails Included in Alternates
800 Engineering	1	Is	\$787.50	\$788	
801 MS-01 Foundations - 3 each per shade sail - 6 total - 30" D x 6'-6" - Allowance	1	Is	\$14,391.91	\$14,392	Allowance - Final size TBD based upon Engineering Requirements
802 MS-02 Foundations - 5 total - 36" D x 7'-6"			\$0.00	\$0	Not Included - Slide included
803 Bike Rack			\$0.00	\$0	None Indicated - Not Included
804 Site Trash Receptacle			\$0.00	\$0	None Indicated - Not Included
805 Outdoor Chairs and Tables			\$0.00	\$0	By Owner - Not Included
807 Total 32.6 Site Furnishings				\$15,179	
808					
809 Total 32 - Exterior Improvements				\$708,392	
810					
811 33 - Utilities					
812 Utilities	1	Is	\$0.00	\$0	Included in Div. 31
814 Total Wet Utilities				\$0	
815					
816 Total 33 - Utilities				\$0	

Eagle Pool

EXHIBIT E – GMP Clarifications and Qualifications

6/28/2024

PROJECT LOCATION

1700 Bull Pasture Road
Eagle, CO 81631

PROJECT NARRATIVE

The Eagle Pool project is the replacement of the existing outdoor seasonal pool. The project includes two bodies of water – a 25 yard 6-lane lap pool and a leisure pool with zero depth entry. The existing bath house is to be expanded to accommodate increased capacity and will include four family changing rooms, a connecting corridor, and expanded back-of-house areas for new pool equipment, mechanical, and electrical.

ALTERNATES – See Scope Adjustment Log

GENERAL PROJECT CLARIFICATIONS

- Watchman Service or Security Guard Service is not included.
- JHL will be the controlling contractor on the site. Any other contractors entering the site while construction will need prior approval by JHL and will comply with all JHL requirements including but not limited to; insurance requirements, safety policies and site rules/requirements.
- All costs for testing and special inspections as required by code are specifically excluded (i.e., soils, concrete, masonry, steel welds, etc.). Inspections and testing required by manufactures are included.
- Our proposed project schedule for the construction of the Eagle Pool is based on a 12-month duration starting with the utility relocations in a joint trench on May 1, 2024. We have not included any funds for delays beyond the requested completion date.
- Delays due to permitting, hazardous material abatement, unforeseen subsurface conditions, or other factors beyond the control of the Contractor will initiate granting of a mutually agreeable extension of time.
- Should Owner elect to have Contractor begin Work prior to issuance of any required State and Local Building Permits, Owner agrees to reimburse Contractor for any construction rework required to make project code compliant.
- Patching and repair of existing finishes due to hazardous material abatement is not included.
- The Eagle Pool project is tax exempt and have excluded sales and use tax. We have included sales and use tax for rental equipment and non-permanent materials used in the construction of the building.
- A one-year warranty is included. Warranty shall begin after substantial completion.
- An escalation contingency allowance has not been included. Unavoidable escalation costs, provided that JHL has made all reasonable efforts to avoid, shall be funded by a mutually agreeable change order with all supporting information provided.
- Construction schedule float is for the CM/GC's exclusive use and shall not be used by Owner.

SERVICES PROVIDED AND PAID FOR BY OWNER

- Building waterproofing, envelope, and closure systems/details evaluation and inspections by 3rd party consultant.
- Air-Leakage Testing.
- Materials testing, special inspections, and third-party inspections as required by local authorities having jurisdiction.
- Surveying for initial or final ALTA / record surveys, site topography, utility & building locations, and addition size limitations for both on & offsite improvements.
- Commissioning agent contracting and fees.
- Utility tap, & development fees.
- Fire and security monitoring services and fees.
- Contaminated soils removal (if any).
- Hazardous material abatement and removal of any kind (if any).
- Owner move-in costs, F.F.E. design, purchase, and installation.
- All applicable plan review and building permit fees.
- Fire Department plan review Fees.
- All applicable capital improvement fees and sales / use taxes.
- Environmental studies and testing.
- Financing costs.
- Legal fees.
- Owner's liability insurance.
- PUD and zoning fees.
- We have not included ROW permits or closure needs. If they are required, the costs will be by Owner.
- Primary Utilities up to and including the meter, except as specifically included.
- Power and water consumption for construction. Power and water consumption costs and ready access to power and water sources for construction are to be provided by Owner. Temporary power is assumed to be obtained by tying into the existing building electrical system at the electrical panel and temporary water is assumed to be obtained through a nearby fire hydrant. Temporary electric and water meters for construction are to be provided by Owner.
- Tele / Data Head End Equipment, Cross Connecting Between Switches and Patch Panels, Furnishing Wire Access Points, and all Audio-Visual Systems.
- Decommissioning and temporary shutdown of existing utility services and systems to be modified including glycol, water, gas purge, fire alarm, and telecom as required are to be completed by Owner prior to construction as required.
- Owner is responsible for removing all existing water from existing pool and existing pool piping and equipment prior to construction.
- Owner is responsible for removing all existing pool chemicals and decommissioning / shut down of any existing pool systems or equipment containing hazardous materials or water prior to construction. We have not included any hazmat, chemical handling, or decommissioning of existing pool systems.

Drawings and Specifications List Upon Which the Estimate is Based

- Construction Documents Drawings dated 5/15/24.
- Project Manual dated 4/1/24.
- The following Geotechnical Reports by Wiss Janey Elstner: Phase II Geotechnical Subsurface Investigation dated 9/23/22, Supplemental Report dated 11/30/23, 2nd Supplemental Report dated 2/12/24, and 3rd Supplemental Report dated 3/5/24.
- This clarifications document dated 6/12/24.

SPECIFIC CLARIFICATIONS AND EXCLUSIONS

DIVISION 2 EXISTING CONDITIONS & GENERAL REQUIREMENTS

Specific Clarifications:

- Demolition of existing pool process piping is assumed to be cut and capped at the exterior edge of the existing building and abandoned in place below grade unless it will be removed during excavation for new pool process piping.
- We have assumed that all existing conditions, systems, and equipment are in good shape and in good working order and can receive the modifications outlined in the drawings as indicated with no additional repairs, replacement, or modifications not specifically shown. We have not included the repair, replacement, modification, re-programming, adjustment, or alterations to any existing conditions or systems not specifically shown to be performed in the drawings. We have assumed that all existing systems and equipment can be shut down and powered back on without failure as required to perform the work as shown in the drawings.
- We have assumed JHL's usage of the Owner's Security Cameras to monitor the construction site and have not included a separate video surveillance system. We have assumed that the Owner's Security Cameras may be adjusted to monitor the limits of construction, JHL's construction office trailer, and the construction laydown area.

Specific Exclusions:

- Removal of existing large shade structure is not included and is to be priced and billed for separately.
- Keynote 10/A-101 states "Remove existing wall, patch and repair as needed to receive new finishes." This keynote is not indicated on A-101 and is not included.
- We have not included the salvage of any items that are not specifically indicated in the drawings to be salvaged in our pricing.
- We have not included the selective demolition or removal of any items that are not specifically indicated in the drawings. Additionally, unless specifically shown on the drawings, we have not included the selective demolition or removal of any items that are required to access the demolition or removal of items specifically indicated in the drawings.
- Dewatering equipment and fuel.
- Treatment of Ground Water.
- Remediation of site soils contaminated with hazardous materials, petroleum products, or any other unforeseen unsuitable materials for reuse.
- Remediation of asbestos, lead paint, mercury, or other hazardous materials at the existing building.
- Waste Diversion Goals - none indicated.
- Floor grinding, filler, adhesive removal.
- Removal of any items not specifically shown to be removed in CD Drawings.

- Mitigation and/or relocation of Prairie Dogs.

DIVISION 3 CONCRETE

Specific Clarifications:

- Slabs have been included per ACI specifications.
- Concrete prices are based on typically supplied mixes with local aggregates for the project area and specialty mixes or mixes with imported aggregates are not included.

Specific Exclusions:

- Zypex is included at the slide runout sumps only. Zypex is not included in the slide runout podium.
- Zypex is not included in the site concrete, pool deck, or addition structural concrete.
- Con-cure admixture for moisture mitigation.

DIVISION 4 MASONRY

Specific Clarifications:

- We have included CMU insulation as foam inserts.

Specific Exclusions:

- Graffiti and water repellants.
- Ground face or split face CMU.

DIVISION 5 METALS

Specific Clarifications:

- None.

Specific Exclusions:

- AISC Certified Fabrication.
- AISC Certified Erection.
- Architecturally Exposed Structural Steel.
- Engineering or structural upgrades of existing building to accommodate addition tie-in.
- Stainless steel – none indicated.

DIVISION 6 ARCHITECTURAL WOODWORK AND ROUGH CARPENTRY

Specific Clarifications:

- PLAM-01 Plastic Laminate Protection Sink Skirt is indicated to be By Owner. SS-01 for the Sink countertops is not indicated to be by Owner. To provide a complete installation we have included SS-01 and PLAM-01.
- SS-01 Sink countertops are included as an allowance as the product is not specified.
- PH-01 Phenolic Bench and SST-01 Bench Stainless Steel Legs are included. Material list on A-700 indicates to be bench Wilsonart or Equal but a specific product is not specified, and bench stainless steel legs are listed as TBD. Material price for these items are subject to final selection.
- We have assumed the existing roof eave blocking to be reused is reusable with no repairs or replacement.

Specific Exclusions:

- Blocking or backing not specifically shown. Addition is a CMU structure. We assume that all wall-mounted items are to be mounted into CMU.
- Replacement or repairs of existing roof eave blocking to be reused.
- AWI Labels.

- FSC Certification.
- LEED Requirements or Certification.

DIVISION 7 THERMAL & MOISTURE PROTECTION

Specific Clarifications:

- We have included the roof system for the addition as:
 - Sarnafil or Carlisle 80-mil white PVC membrane adhered over
 - ½" DensDeck Coverboard set in adhesive over
 - 2 layers of 2.5" Polyisocyanurate (R-30 min) mechanically fastened over
 - Manufacturer's Vapor Barrier adhered to
 - ½" DensDeck commonly fastened to structurally sloped metal decking
 - Roof System installed per manufacturer's requirements to achieve a 20-yr Warranty with a standard 55 mph wind-speed warranty
 - 60 mil PVC flashing up and over exterior parapet walls
- Wall Type 40 shows 2" continuous rock wool insulation w/ clip and rail weather barrier to be utilized. Specifications do not include rock wool insulation. We have included a 2" rigid polyiso insulation behind the metal wall panels with a fluid-applied air barrier.
- Accepted SAL Item # 7.1-2 to utilize Dampproofing in lieu of waterproofing at the building addition for all areas except the pump pit (to remain waterproofing) and to utilize Tremco 250GC for all waterproofing areas is included in the IGMP Estimate.
- Accepted SAL Item # 7.5-2 to remove all wall expansion joints at the building addition is included in the IGMP Estimate. System is now a standard caulk joint.

Specific Exclusions:

- Misc. spray foam insulation as none is indicated.
- Wall Type 40 shows exterior fiber cement siding. Fiber cement siding is not included in the Exterior Elevations of the Addition. We have excluded fiber cement siding.
- Custom colors of sheet metal, flashing, trim, metal wall panels, gutters, and downspouts. Manufacturer standard colors only are included.
- Building Envelope Commissioning and Pressure Testing are not included.
- Fire or acoustical caulking to existing walls and structure where no new work is indicated.
- Roof walk pads are not shown on drawings and are not included.

DIVISION 8 DOORS, WINDOWS, & GLASS

- None.

Specific Exclusions:

- Custom colors on aluminum finish of storefront.
- Storefront and curtainwall testing.
- Engineering calculations or engineer's stamped drawings for aluminum storefront.

DIVISION 9 FINISHES

Specific Clarifications:

- We have included gypsum board ceilings at all public-occupied spaces within the addition as shown. Back-of-house areas are to be exposed to structure.
- We have included an allowance of \$20,000 for temporary heat for finishes at the addition.
- We have included a 2 tile pattern of the WT-01 and WT-02 wall tile as a 50:50 mix.
- We have included the tile at the outdoor shower as a 50:50 mix of WT-01 and WT-02.

- All floor tile and wall tile is included as TileBar materials. No Crossville or Trinity Tile included.
- Schluter Kerdi waterproofing membrane and shower drains are included at all shower floors and shower walls only.
- Shower pans are included as built on site.
- Accepted SAL Item # 9.1-1 to utilize a furred gypsum board assembly at Circulation 100, and Circulation 101 in lieu of point and patch of existing CMU masonry walls that were to remain exposed. An allowance of \$5,000 has been included within the IGMP for demo and misc. patch back required due to selective demolition at areas where new to existing building walls interface and tie-in.

Specific Exclusions:

- MEP Drawings indicate specific systems to be removed or modified for new work. We have not included any MEP, Fire Suppression, Architectural, or Structural items to be removed or associated patch-back other than what is specifically included in the Construction Documents Drawings.
- Specialty preparation for painting any existing items or areas. We have excluded excessive cleaning, sanding, grinding, chemical removal, adhesive removal, vacuuming, or any other specialty preparation beyond taping and masking.
- Wall coverings.
- Level 5 finish.
- Painting of pool process piping.
- FRP is referenced as a wall type finish on A-600, however, none is shown. FRP is not included.
- Priming of CMU behind wall tile.
- Painting of existing exterior CMU.
- Painting or finishes of exterior or interior items not within Addition or BOH Areas 103, E123, E124, E125, E126.
- Waxing, buffing, or special coating or maintenance at rubber flooring.

DIVISION 10 SPECIALTIES

Specific Clarifications:

- Toilet and Bath Accessories are only included as shown. Towel bars, sanitary napkin dispensers, soap dispensers, toilet paper dispensers, toilet seat cover dispensers, or any other items that are not shown are not included and are assumed to be by Owner.

Specific Exclusions:

- Phenolic toilet partitions are not included and are to be by Owner.
- Lockers.
- Fire extinguishers as none are indicated.

DIVISION 11 EQUIPMENT

Specific Clarifications:

- None.

Specific Exclusions:

- None.

DIVISION 12 FURNISHINGS

Specific Clarifications:

- None.

Specific Exclusions:

- None.

DIVISION 13 SPECIAL CONSTRUCTION

Specific Clarifications:

- Pools are included as 4,000 psi gunite/ shotcrete construction.
- Pool mechanical package and chemical management systems have been included as shown.
- We have included an allowance for weather conditions for the pool construction for a total of \$60,000 as the pool construction will happen during the fall and winter.
- Detail 3/AQ204 shows concrete under pool process piping. Concrete under pool process piping below grade was not indicated in the Geotechnical reports as the soils in these areas are to receive compaction grouting. We have excluded concrete under pool process piping.
- We have included the pool deck equipment to be installed as set into pool deck thickened slabs as shown in the drawings. Separate foundations for pool deck equipment beyond a thickened slab is not included in pricing. Foundation details for pool deck equipment are to be confirmed by manufacture requirements.
- Accepted Item SAL Item #1-1A to include both waterslides in the IGMP Estimate. Slide foundations are included as an allowance of \$77,150 as slide foundations are not designed by slide manufacture until contracted. This allowance is intended to include any necessary earthwork, concrete foundations, concrete columns, and stair footings as may be required to install along with the slides.
- Accepted SAL Item # 1-8 for thermal pool covers and deck reels is included in the IGMP Estimate. Thermal pool covers and reels have been included as manufactured by Spectrum Aquatics and include a 3-year warranty.
- Accepted SAL Item # 13-1 to change (2) Paddock filter systems to Waterco has been included in the IGMP Estimate.
- Accepted SAL Item # 13-2 to remove the flocculation system has been included in the IGMP Estimate.
- Accepted SAL Item #13-3 to change the lifeguard chairs to composite in lieu of stainless has been included in the IGMP Estimate.

Specific Exclusions:

- Costs of fill water and heating for testing, construction, and start up. All costs for fill water and heating is to be By Owner.
- Expansion joints at pool floors – none indicated.
- Pool covers.
- Diving board.

DIVISION 14 ELEVATORS

Specific Clarifications:

- None.

Specific Exclusions:

- None.

DIVISION 21 FIRE SUPPRESSION

Specific Clarifications:

- We have included fire suppression for the addition as a wet system.
- Our price has assumed that the new fire suppression system will tie into the existing system within 10 feet of addition.
- New sprinkler heads have been included as chrome semi-recessed with flex pipe.

Specific Exclusions:

- Fire pump.
- FM200 or specialty fire suppression systems.
- Upgrade to the existing system.
- Dry system.
- Repairs or modifications to the existing fire suppression system. We have assumed that the existing fire suppression system is in good condition and able to accept the tie-in of the addition as shown.
- Turning heads up during demolition and construction.
- Exterior sprinkler heads.

DIVISION 22 PLUMBING**Specific Clarifications:**

- We have assumed that all plumbing will tie into the existing water, sanitary, and storm drain systems and have not included any upgrade or repairs to existing services unless shown.
- Domestic water sterilization, backflow certification, test and balance, and start-up and verification of addition systems only has been included.
- We have included the new irrigation tie-into the existing irrigation line as shown. We have assumed the reuse of the existing irrigation backflow. We have assumed that it is in good working order and have not included repairs or replacement.

Specific Exclusions:

- Plumbing General Note 1 States "Contractor shall inspect site to thoroughly familiarize himself with the area of work. Any discrepancies between these documents and actual conditions shall be reported to the Architect / Engineer for resolution prior to bidding. No extras will be allowed due to lack of knowledge of existing conditions." This note is not included in our pricing. Plumbing contractors have not visited the site to confirm existing conditions. We have included the scope of work as indicated in the Drawings and Specifications as shown only. Any discrepancies between the existing conditions and the Construction Documents are specifically excluded.
- Boiler demo note 7/PF101 (no boiler demo shown).
- Winterization Procedure outlined on P-000. Plumbing is only included as specifically shown in the drawings. Step-by-step winterization plan to be provided by Plumbing Engineer of Record. Additional requirements for winterization that are not specifically shown in the drawings are not included.
- Ball valves have been included as shown on the floorplans only.
- Gas meter.
- Gas loads are to be confirmed by Plumbing Engineer of Record. JHL to submit gas loads to Utility provider only.
- Utility water meter.
- New sanitary, water, or gas services.
- Plumbing commissioning beyond startup and training.

- Demolition of underground piping within building footprint is included as cut, cap, and abandon in place.
- Repairs and modifications to the existing plumbing system. We have assumed that the existing plumbing system is in good condition and able to accept the tie-in of the addition as shown.
- Wall or yard hydrants not shown at building exterior.

DIVISION 23 HVAC

Specific Clarifications:

- Pool heater vent pipe is assumed to be 20ft length max. Additional length is not included.
- Note 3/M-101 directs to Relocate existing unit heater. We have assumed that this heater is in good working order and requires no modifications or repairs for reuse.

Specific Exclusions:

- Mechanical Demolition General Note 1 States "The mechanical contractor shall inspect site to become familiar with the scope of the work. These documents do not reflect as-built conditions. Any discrepancies between these documents and the actual conditions shall be reported to the Architect / Engineer for resolution prior to bid pricing. No extras will be allowed due to lack of knowledge of existing conditions." This note is not included in our pricing. Mechanical contractors have not visited the site to confirm existing conditions. We have included the scope of work as indicated in the Drawings and Specifications as shown only. Any discrepancies between the existing conditions and the Construction Documents are specifically excluded.
- Integration of the new mechanical systems into the existing Building Automation System is to be by Owner and is not included. Stand-alone controls for the new mechanical systems are included.
- Isolation valves have been included only at locations specifically shown in the drawings.
- Inline Exhaust Fan Note 1/M-101 (not shown).
- Snowmelt systems.
- HVAC commissioning beyond startup and training.
- Repairs and modifications to the existing HVAC system. We have assumed that the existing HVAC system is in good condition and able to accept the tie-in of the addition as shown.
- Note 8/M-000 – Min. 5'-0" runout piping with min (5) 90 degree elbows.
- Spiral ductwork – none indicated.
- Special coating of chemical room vent piping.

DIVISION 26 ELECTRICAL

Specific Clarifications:

- We have assumed that the pool equipment room is not classified.
- Note 4/E002 indicates to provide a 120V, weather proof, GFCI service receptacle within 25FT of HACR equipment. We have included only outlets shown on the drawings and have excluded any outlets not specifically shown on Construction Documents.

Specific Exclusions:

- We have not included the salvage of the existing exterior light poles in our pricing as none were indicated to be salvaged. We have included the removal only and salvage by Owner.
- Wet niche light fixtures as none are indicated.
- We have assumed that the existing site lighting outside of the pool area (anything not inside of the new fence line) will not be affected by construction. We have not included the re-routing of any sight lighting underground circuits to accommodate construction activities.

- Generator / UPS system.
- Lightning protection system.
- Lighting commissioning beyond startup (if required).
- Re-routing of electrical service to transformer other than as specifically included.
- Repairs and modifications to the existing Electrical system. We have assumed that the existing Electrical system is in good condition and able to accept the tie-in of the addition as shown.

DIVISION 27 COMMUNICATIONS

Specific Clarifications:

- None.

Specific Exclusions:

- Connecting between switches and patch panels is excluded.
- Relocation of existing tele / data service to building other than as specifically included.
- Sleeves and core drill thru existing walls that are not indicated.

DIVISION 28 ELECTRONIC SAFETY AND SECURITY

Specific Clarifications:

- Fire alarm system has been included to tie into existing building fire alarm system only.

Specific Exclusions:

- Upgrade or replacement of existing fire alarm system. We assume new devices required for Addition can tie into the existing system with no upgrades or replacements to existing system.
- Access control as no scope is indicated.
- Intrusion detection system.
- CCTV.
- BDA System.

DIVISION 31 EARTHWORK

Specific Clarifications:

- We have included the compaction grouting of the pool areas, pool deck areas, and at the bath house addition in our pricing to mitigate the highly collapsible soils based on the locations and depths shown in the below Figure 1 and according to Keller's proposal as agreed to with the Owner, Owner's Representative, and Design Team. We have not included compaction grouting of any additional areas.

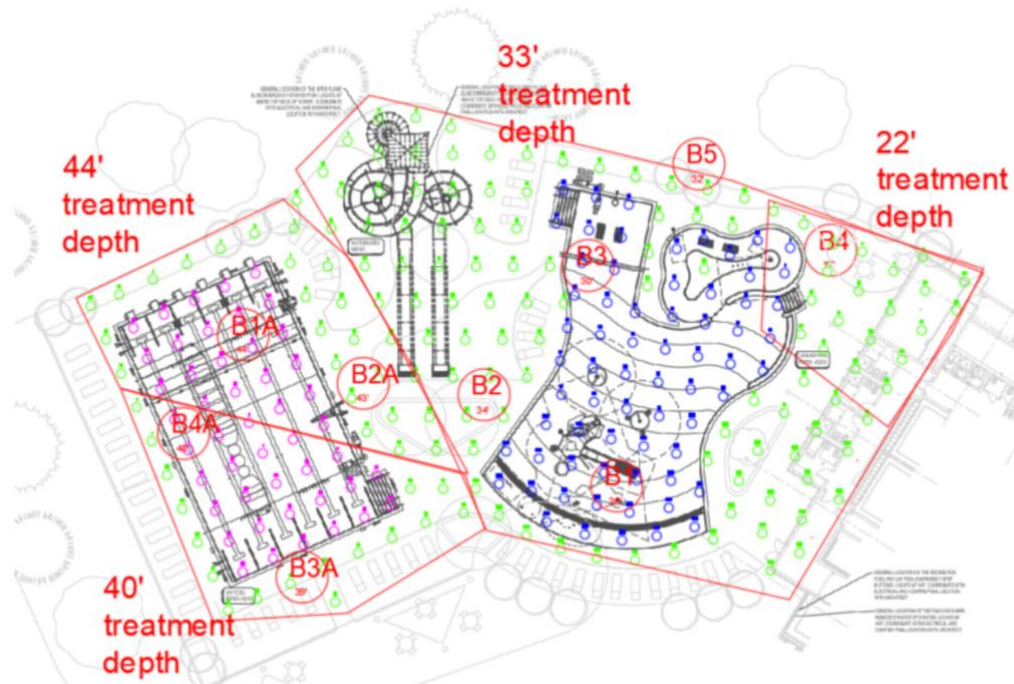


Figure 1. Revised preliminary layout of compaction grouting locations

- We have included the reuse of the existing topsoil for landscape areas.
- We have assumed that all existing soil materials are suitable for structural backfill and re-use on-site with compaction grouting. We have not included the removal of any existing soils that may be unsuitable for reuse and replacement with engineered materials.
- Outside of the compaction grout areas (Figure 1 above), we have assumed that all existing soil materials on-site are suitable and may be utilized on-site for landscape areas, hardscape areas, and utility backfill.
- We have assumed that utility trenches in the compaction grout areas are to be excavated after compaction grout columns have been completed and are to be backfilled with native soils. We have not included the backfill of utility trenches with engineered materials or flow fill.
- We have assumed that the joint utility trench is to be receive ½" minus road base or pea gravel for the bedding and shading of gas and electrical lines with a min. of 6" under the electrical and 1'-0" above. Above the bedding and shading, we have assumed that native soils will be suitable for backfill. We have not included the backfill of utility trenches with engineered materials or flow fill.
- S-300 includes sections that show "compaction grouted soil improvement by others" and above show a different zone of "structural backfill." We have assumed that this structural backfill material shown is to be native on-site soils that have previously received compaction grouting. We have not included the import of engineered fill for structural backfill. We have not included compaction grouting of soils after structural excavation and backfill is performed. Compaction grouting is to occur prior to structural excavation and backfill and trenching for underground utilities and systems. We have included the structural backfill and backfill of trenches with existing native soils.
- We have included an allowance of \$2,000 to turn-over the trailer and laydown area to the Owner after construction has been completed. This allowance is not intended to include re-grading, native seeding, or temporary irrigation of the area and those items are not included.

Specific Exclusions:

- Ten (10) year warranty per specification 313233. We have included a one (1) year warranty from the date of substantial completion per Article 3.5.6 of the General Conditions of the Contract AIA A201-2017. Additional incremental annual warranty is available for an additional cost – see Scope Adjustment Log.
- Drilling of grout column holes due to unforeseen rock conditions.
- Regrading of the loading dock area with the existing concrete to be replaced.
- We have not included any cost to repair, replace, mill and overlay, or modify the existing parking lot areas due to construction traffic. We have assumed that the existing parking lot is in good condition and able to handle normal construction traffic without damages.
- Import of soils to replace debris or contaminated soils.
- Engineered stormwater Management Plan – by Civil Engineer.
- Rock Excavation is not included. Rock excavation is defined as exaction that cannot be done with a Cat 315 Excavator with rock teeth and boulders that are large then 2’ in diameter.

DIVISION 32 EXTERIOR IMPROVEMENTS**Specific Clarifications:**

- Drawing C-100 at the west of the existing parking lot indicates to “Remove and replace gravel walk for dry utility placement. We have included this note as indicated and will replace gravel with a loose gravel material. We have not included recycled asphalt, recycled concrete, road base subgrade, or any other engineered material at this location.
- Ameristar Fencing price includes (2) 42” wide x 6’ tall single gates. Gates will be hung on D&D HD Badass Self-closing Hinges and will be secured with Marks M9900 panic-bar and Trilogy T2 Marks M9900 exit trim. Gate and immediately adjacent panels will be covered in anti-tamper expanded metal mesh. All material to be powder-coated black.
- Soil Amendments at native seeded areas on site are included at 2 CY of organic at 1,00SF.
- Soil Amendments at native seeded area of JHL laydown and staging area are not included.
- We have assumed that all trees within the construction area and utility relocation area are to be removed.
- Accepted SAL Item # 1-9-A for the fabric shade structures engineering and foundations is included in the IGMP Estimate. Fabric shade structure foundations for MS-01 shades have been included as an allowance of \$14,392 as they are not engineered by the manufacturer until contracted.
- Accepted SAL Item # 1-11-A to replace the M-01 pavers with M-03 concrete pool deck is included in the IGMP Estimate as a ROM value to be confirmed by forthcoming updated Design to include this change.
- Accepted SAL Item # 32.5-2-B to reduce the trees and shrubs by 25% has been included in the IGMP Estimate as a ROM value to be confirmed by forthcoming updated Design to include this change.
- Accepted SAL Item # 32.5-8 to remove the north and south planters and replace with concrete pool deck and to keep the east planter but remove the stone cap and stone veneer had been included in the IGMP Estimate as a ROM value to be confirmed by forthcoming updated Design to include this change. This item includes a \$1,500 allowance for the concrete finishing at east planter walls.

Specific Exclusions:

- Import of topsoil; we will amend the existing stripped material.
- Traffic control. We do not anticipate any traffic control to perform work. Should traffic control be required due to any unknown constraints outside of JHL’s control, it is not included in our proposal.

- MS-03 Pool Lounger and MS-04 Pool Dining Sets are not included in pricing as indicated.
- MS-01 are not included in base IGMP Estimate. These items have been included as an add-alternate in the Scope Adjustment Log.
- Polymetric sand at paver joints.
- Plant materials are subject to availability and may be substituted as needed.
- N-05 6" Concrete Curb below fencing is not included.

DIVISION 33 SITE UTILITIES

Specific Clarifications:

- We have assumed that the under drain impervious liner and filter material is to wrap up vertically behind pool walls up to under the pool deck and be 1'-0" wide as no detail showing the termination of the pool liner was included.

Specific Exclusions:

- We have included the site utilities based on the scaled lineal footages as shown in drawing C-300 only as utility profiles were not included. We have not included any utility connections or tie-ins not shown.
- Water/irrigation meter and usage charges for construction activities.
- Water tap fees.
- Rock Excavation is not included. Rock excavation is defined as excavation that cannot be done with a Cat 315 Excavator with rock teeth and boulders that are large then 2' in diameter.
- Town / County Tap Fees.
- Unforeseen subsurface conditions.
- Relocating, repair, or replacement of any dry or wet utilities not specifically included in Estimate.

ALLOWANCES

• Snow Removal – 6 months	\$9,000
• SS-01 Solid Surface Countertops and PLAM Skirt	\$6,373
• Tie-In Existing Roof to New Roof – Detail 5/A-303	\$1,000
• Patch and Paint Existing Areas from Selective Demolition as Required	\$5,000
• Temporary Heat for Finishes	\$4,000
• Interior Signage	\$1,992
• Weather Conditions for Pool Construction – 6 months	\$60,000
• Slide Foundations	\$77,150
• De-mobilize and turn over Trailer and Laydown Area	\$2,000
• Winter Conditions for Site Concrete	\$20,000
• Temporary Irrigation Tie-In for Existing Landscape to Remain outside of Construction Limits	\$5,000
• MS-01 Shade Structure Foundations	\$14,392
• Concrete Finish at East Planter Walls	\$1,500
Total:	\$207,407



EXHIBIT J - Scope Adjustment Log

Current Base Cost Model Value	\$11,140,323
Value of Accepted Scope Adjustments	\$0
Total Value w/ Accepted Scope Adjustments	\$11,140,323

Item #	Description	Value	Code	(1) Pending Deduct	(2) Pending Add	(3) Accepted Value	(4) Rejected Value	Decision Date	Comments
1-Multi-Trade Options									
1-1A	Waterslide Tower - Alternate 1A - Provide and install all piping, pumps, waterslides, stair tower, runoff pad, runoff sumps and both pool wall frames/ grates as shown on the drawings.	\$ -	3	\$0	\$0	\$0	\$0	6/14/24	6/28/24 - Included in IGMP Estimate. Total of \$725,154. Inc. \$77,150 Allowance for Slide Foundations as foundations are not Designed by Slide Mfg. until contracted.
1-1.B	Waterslide Tower - Alternate 1B - Provide and install open flume waterslide piping, open flume waterslide, stair tower, runoff pad, both runoff sumps, and both pool wall frames / grates as shown on the drawings. Closed flume waterslide piping must be roughed-in from the main drains to the pump pit, and from the pump pit to the planned waterslide tower location. Closed flume supply and suction piping must be capped as indicated in the base bid and the closed flume waterslide and pump will be installed at a later date. Future closed flume waterslide pump electrical must be roughed-in.	\$ 544,265	4	\$0	\$0	\$0	\$544,265	6/14/24	6/24/24 - Rejected with acceptance of 1-1A. Inc. \$77,150 Allowance for Slide Foundations as foundations are not Designed by Slide Mfg. until contracted. Temporary safety requirements for single slide option are not included. Supply and install of closed flume waterslide and pump are not included.
1-2	Alternate 2 - Spray Features - Provide and install all piping, pumps, anchors, footings, and spray features at recreation pool. Provide anchor caps and gaskets for winterization purposes.	\$ 114,563	2	\$0	\$114,563	\$0	\$0	7/1/24	
1-3	Alternate 3 - Zipline Feature - Provide and install zipline feature at the lap pool with all required anchors and footings indicated on the drawings.	\$ 19,602	2	\$0	\$19,602	\$0	\$0	7/1/24	
1-4	Alternate 4 - Provide and install climbing wall feature at the lap pool with all required anchors and footings indicated on the drawings.	\$ 19,602	2	\$0	\$19,602	\$0	\$0	7/1/24	
1-5	Alternate 5 - Provide wibit feature at the lap pool as indicated on the drawings.	\$ 18,404	2	\$0	\$18,404	\$0	\$0	7/1/24	
1-6	Alternate 6 - Provide and install water basketball and water volleyball features and anchors as indicated on the drawings.	\$ 11,761	2	\$0	\$11,761	\$0	\$0	7/1/24	
1-7	Alternate 7 - Provide and install winter safety covers and all associated anchors for both pools. Refer to Specification 131100.	\$ 39,204	4	\$0	\$0	\$0	\$39,204	7/1/24	6/24/24 - Rejected per meeting. ROM cost only. More info required to finalize price.
1-8	Alternate 8 - Provide thermal pool covers and deck reels for the pools. Refer to Specification 131100.	\$ -	3	\$0	\$0	\$0	\$0	7/1/24	6/28/24 - Included in IGMP Estimate. Total of \$58,806.
1-8-A	Provide Solar pool covers and deck reels for the pools	\$ 15,473	4	\$0	\$0	\$0	\$15,473	7/1/24	6/24/24 - Accepted per meeting. Manufactured by Spectrum
1-9	Fabric shade structures and foundations	\$ 85,283	4	\$0	\$0	\$0	\$85,283		6/24/24 - Rejected per meeting.
1-9-A	MS-01 - Fabric shade structures engineering and foundations only	\$ -	3	\$0	\$0	\$0	\$0		6/24/24 - Rejected per meeting. Manufactured by Sun2Solar
1-9-B	MS-01 - Fabric shade structures	\$ 30,942	2	\$0	\$30,942	\$0	\$0		6/28/24 - Included in IGMP Estimate. Total of \$16,379.
1-10	Alternate Landscape Plan	\$ 65,107	4	\$0	\$0	\$0	\$65,107	6/14/24	6/28/24 - Includes shade sails and installation. Foundations and Engineering included in IGMP Estimate.
1-11-A	Remove M-01 Pavers and Replace with M-03 Concrete Pool Deck	\$ -	3	\$0	\$0	\$0	\$0	TBD	6/28/24 - Rejected with acceptance of SAL # 1-11-A. ROM - Pending Sub Pricing Confirmation
1-11-B	Remove M-01 Pavers and Replace with Crusher fines	\$ (38,970)	4	\$0	\$0	\$0	-\$38,970	TBD	6/28/24 - Included in IGMP Estimate. Total of (\$25,174). 6/10/24 - Accepted per meeting. ROM to be confirmed by Design and Sub Pricing. Cannot be accepted with SAL Item 1-11-B
1-12	Remove N-04 Planter Seatwall and Planters Complete and Replace with M-03 Concrete Pool Deck	\$ (102,305)	4	\$0	\$0	\$0	-\$102,305	TBD	6/10/24 - Rejected per meeting. ROM to be confirmed by Design and Sub Pricing. Cannot be accepted with SAL Items 1-13, 32.5-1, 32.5-4
1-13	Remove N-04 Planter Seatwall and replace with N-05 6" Concrete Curb and Synthetic Turf	TBD	4	\$0	\$0	\$0	TBD	TBD	6/10/24 - Rejected per meeting. TBD - pending JHL ROM pricing. Cannot be accepted with SAL Items 1-12, 32.5-1, 32.5-4
1-14	Export of Undocumented Fill and Import of Suitable Fill (If Required)	TBD		\$0	\$0	\$0	\$0	TBD	TBD Based Upon Site Investigation
2-Existing Conditions									
2-1	Remove existing large shade structure and haul to McCoy. Small Shade Structure by Owner	\$ 12,115	2	\$0	\$12,115	\$0	\$0		

3-Building Concrete		EXHIBIT J - Scope Adjustment Log						
3-1	Welded Wire Fabric in lieu of Rebar at pool deck - Includes Rebar within 3ft of pools and WWF 6x6x2.1x2.1 outside of the 3ft within pool deck	\$ (3,927)	1	\$-3,927	\$0	\$0	\$0	
7.1-Foundation Insulation and Waterproofing								
7.1-1	Alternate Solution to Cementitious Waterproofing Detail at Bottom of Metal Panels - 1/A-302	TBD		\$0	\$0	\$0	\$0	TBD - Pending OLC Design
7.1-2	Dampproofing in lieu of waterproofing at Building Addition except at pump pit (to remain waterproofing). Utilize Tremco 250GC for all waterproofing.	\$ -	3	\$0	\$0	\$0	\$0	6/28/24 - Included in IGMP Estimate. Total of (\$15,885). 6/10/24 - Accepted per meeting.
7.3-Siding and Soffit Panels								
7.3-1	Alternate Metal Wall Panel System - Berridge 24 Ga	\$ (4,998)	4	\$0	\$0	\$0	-\$4,998	6/10/24 - Rejected per meeting.
7.5-Expansion Control and Joint Sealants								
7.5-1	Remove Site Concrete Joint Sealants at Tooled Joints	\$ (7,413)	4	\$0	\$0	\$0	-\$7,413	6/10/24 - Rejected per meeting.
7.5-2	Remove Wall Expansion Joints at Building Addition	\$ -	3	\$0	\$0	\$0	\$0	6/28/24 - Included in IGMP Estimate. Total of (\$10,166). 6/10/24 - Accepted per meeting.
8.1-Doors Frames and Hardware								
8.1-1	Flush Wood Doors with Opaque glass in Aluminum Frames ilo Storefront Doors	\$ (27,026)	4	\$0	\$0	\$0	-\$27,026	6/10/24 - Rejected per meeting.
9.1-Drywall and Framing								
9.1-1	Utilize Furred Wall at Front of House Areas to Existing Exterior Wall - CFMF, Moisture Resistant, and Impact Resistant Drywall and reduce \$20k Allowance to Patch and Paint Existing Exterior CMU, Metal Wall Panels and Demo Patch Back to \$5k	\$ -	3	\$0	\$0	\$0	\$0	6/28/24 - Included in IGMP Estimate. Total of (\$10,378). 6/10/24 - Accepted per meeting.
9.4-Flooring								
9.4-1	Remove Wall Tile at Accessible Family CHG 108, Family CHG 107, Family CHG 106, Family CHG 105 except at shower walls and utilized Painted CMU	\$ (7,767)	1	\$-7,767	\$0	\$0	\$0	Sub pricing received
13-Pools								
13-1	Change (2) Paddock filter systems to Waterco	\$ -	3	\$0	\$0	\$0	\$0	6/28/24 - Included in IGMP Estimate. Total of (\$8,725). 6/24/24 - Accepted per meeting.
13-2	Remove Flocculation	\$ -	3	\$0	\$0	\$0	\$0	6/28/24 - Included in IGMP Estimate. Total of (\$37,199). 6/24/24 - Accepted per meeting.
13-3	Change Lifeguard Chairs to Composite in lieu of Stainless	\$ -	3	\$0	\$0	\$0	\$0	6/28/24 - Included in IGMP Estimate. Total of (\$9,121). 6/24/24 - Accepted per meeting.
13-4	Remove Bypass from PP1 and PP5	\$ (1,155)	4	\$0	\$0	\$0	-\$1,155	6/24/24 - Rejected per meeting.
31-Earthwork								
31-1	Extended Warranty for Keller - 1 yr (2 years total) - ROM	\$ 53,950	2	\$0	\$53,950	\$0	\$0	
31-2	Extended Warranty for Keller - 4 yr (5 years total) - ROM	\$ 215,800	2	\$0	\$215,800	\$0	\$0	
31-3	Extended Warranty for Keller - 9 yr (10 years total) - ROM	\$ 485,550	2	\$0	\$485,550	\$0	\$0	
32.5-Landscaping								
32.5-1	Remove M-08 Thin Stone Veneer and M-09 Stone Cap at Planter Walls	\$ (34,543)	4	\$0	\$0	\$0	-\$34,543	6/10/24 - Rejected per meeting. ROM - Includes \$5,000 Allowance for Arch. Finish on Concrete. Cannot be accepted with SAL Items 1-12, 1-13, 32.5-4
32.5-2-A	Reduce Trees and Shrubs - Target Reduction - 50% Reduction	\$ (26,497)	4	\$0	\$0	\$0	-\$26,497	6/10/24 - Rejected per meeting. ROM - TBD based on Design and Owner input. Cannot be Accepted with SAL Item 32.5-2-B.
32.5-2-B	Reduce Trees and Shrubs - Target Reduction - 25% Reduction	\$ -	3	\$0	\$0	\$0	\$0	6/28/24 - Included in IGMP Estimate. Total of (\$13,248). 6/10/24 - Accepted per meeting. ROM - TBD based on Design and Owner input. Cannot be Accepted with SAL Item 32.5-2-A.
32.5-3	Target Reduction of Landscape - 25% of Total Cost	\$ (94,003)	4	\$0	\$0	\$0	-\$94,003	6/10/24 - Rejected per meeting. TBD based on Design and Owner input. May not be able to be accepted with other related SAL items based on scope of reduction.
32.5-4	Alternate Paver System and Stone at Planter Walls	\$ (36,852)	4	\$0	\$0	\$0	-\$36,852	6/10/24 - Rejected per meeting. Keystone Panorama Supra 60 pavers and CO Buff Stone. Cannot be accepted with SAL Items 1-12, 1-13, 32.5-1
32.5-5	Reduce 2 Year Landscape Warranty Period to 1 Year	\$ (8,168)	1	\$-8,168	\$0	\$0	\$0	
32.5-6	Remove South Planter Complete, and Replace with Artificial Turf	\$ (23,155)	4	\$0	\$0	\$0	-\$23,155	6/10/24 - Rejected per meeting. See SAL Item 32.5-8. Cannot be accepted with SAL Items 1-12, 1-13, 32.5-1, 32.5-3
32.5-7	Remove Stone Veneer and Stone Cap at North and East Planter Seatwalls and Replace with Broom Finish	\$ (25,029)	4	\$0	\$0	\$0	-\$25,029	6/10/24 - Rejected per meeting. See SAL Item 32.5-8. Includes \$3,750 Allowance for Arch. Finish on Concrete. Cannot be accepted with SAL Items 1-12, 1-13, 32.5-1, 32.5-3.
32.5-8	Remove north planter complete and replace with concrete pool deck. Remove south planter complete and replace with artificial turf. Keep east planter and remove stone cap and stone veneer from east planter. Includes \$1,500 Allowance for concrete finish at east planter wall. ROM.	\$ -	3	\$0	\$0	\$0	\$0	6/28/24 - Included in IGMP Estimate. Total of (\$76,129). 6/10/24 - New ROM per meeting in lieu of 32.5-6 and 32.5-7. Accepted during meeting. Cannot be accepted with SAL Items 1-12, 1-13, 32.5-1, 32.5-3, 32.5-6, or 32.5-7.