

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT AUGUST 1, 2023

A regular meeting of the Board of Directors (referred to hereafter as “Board”) of the Greatrock North Water and Sanitation District (referred to hereafter as “District”) was convened on Tuesday, August 1, 2023, at 4:30 p.m. at the Reverse Osmosis Water Treatment Plant, 16373 Rayburn Street, Hudson, CO 80642. This District Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

#### ATTENDANCE

##### Directors in attendance:

John D. Wyckoff  
Robert W. Fleck  
Brenda Adams  
Brian Rogers

Director Jacoby was absent and excused.

##### Also in attendance were:

Lisa Johnson, Michael Jensen and Shauna D’Amato; CliftonLarsonAllen LLP (“CLA”)  
Mike Murphy; Ramey Environmental Compliance, Inc. (“REC”)  
Nicholaus Marcotte, PE; Element Engineering  
Justin Whitaker; CGRS, Inc.

#### ADMINISTRATIVE MATTERS

**Disclosures of Potential Conflicts of Interest:** The meeting was called to order. Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board reviewed the Agenda for the meeting, following which Directors Wyckoff, Adams, Rogers, and Fleck each confirmed that they had no conflicts of interest in connection with any of the matters listed on the Agenda. Director Adams noted that she serves on the HOA Board for Box Elder Creek Ranch.

**Agenda:** Ms. Johnson distributed for the Board’s review and approval a proposed Agenda for the District’s regular meeting. Following discussion, upon a motion duly made by Director Fleck, seconded by Director Wyckoff, and, upon vote, unanimously carried, the Board approved the Agenda, as presented, and excused the absence of Director Jacoby.

**Board of Director’s Report:** None.

**District Manager’s Report:** The Board reviewed the monthly Manager’s Report. There were no questions. A copy of the report is attached hereto and incorporated herein by this reference.

## RECORD OF PROCEEDINGS

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### CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the July 17, 2023 special meeting.
2. Ratify approval of the payment of claims for the period ending July 24, 2023, in the amount of \$74,763.34.
3. Acceptance of unaudited financial statements for the period ending June 30, 2023, Schedule of Cash Position updated as of July 12, 2023, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.

Following discussion, upon a motion duly made by Director Adams, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved the Consent Agenda items.

### FINANCIAL MATTERS

**Status of 2022 Audit:** The 2022 Audit will be presented at the September Board meeting.

### ENGINEER'S REPORT

Mr. Marcotte reviewed his Engineer's Report with the Board. A copy of the report is attached hereto and incorporated herein by this reference.

### **CAPITAL PROJECTS UPDATES:**

**Third Alluvial Well:** No new update.

### **Evaporation Pond:**

**Bid Summary and Award of Construction Manager at Risk ("CMAR") Contract:** Mr. Marcotte presented his memo and recommendation. Director Wyckoff provided his comments on the memo and recommendation and provided his support. Other members of the Board asked clarifying questions.

Following review and discussion, upon a motion duly made by Director Wyckoff, seconded by Director Adams and, upon vote, unanimously carried, the Board approved to award the CMAR contract to Performance Energy Services. Mr. Marcotte will work with Attorney Tanaka to finalize the agreement.

**Reverse Osmosis Treatment Facility:** Mr. Marcotte is working with Moltz Construction Inc. on some warranty items. Ms. D'Amato reported that she has requested a quote from Greeley Lock and Key to install a card reader on the door to the treatment portion of the building.

### OPERATIONS / MAINTENANCE MATTERS

**Operator in Responsible Charge ("ORC") Report:** Mr. Murphy presented his report and provided updates. He discussed new PFAS regulations and a notice that he has prepared that will need to be mailed to all water users. He will provide the final notice to Mr. Johnson to coordinate its insertion with the next water billing





Date: July 24, 2023  
To: Greatrock North Water and Sanitation District, Board of Directors  
From: Lisa A. Johnson, District Manager  
Re: August 1, 2023 Manager's Report

**Agenda Action Items**

**II.A. Consent Agenda**

1. Approve the Minutes of the July 17, 2023 special meeting regular meeting.
2. Ratify approval of the payment of claims for the period ending July 31, 2023.
3. Acceptance of unaudited financial statements for the period ending June 30, 2023, Schedule of Cash Position updated as of July, 2023, and Inclusion Summaries.
4. Operations and Maintenance Activities Report.
5. Review meter installation report.

**I recommend approval of the consent agenda items.**

**III.A 2022 Audit**

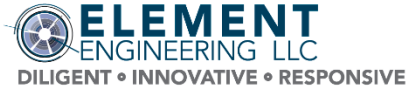
The auditor continues to work on the audit. The accountant was on PTO the week of July 16<sup>th</sup> and was unable to provide the auditor all of the information they were in need of in order to finalize the audit for the August meeting. They will complete the audit and present it at the September 5<sup>th</sup> Board meeting.

**Review of monthly Water Resumes and Other Water Related Matters**

Attorney Poznanovic has reviewed the May resume and did not find any cases he would recommend the district oppose.

**Update on other District Related Matters and/or Committee Meetings**

Ms. D'Amato is working with Director Wyckoff on several action items related to the new facility. Mr. Marcotte, Mr. Murphy and I met recently to review and update the Action Items Matrix and discuss work in progress. Attorney Tanaka and I met recently to discuss the CMAR bids and aware of contract.



## ENGINEER'S PROGRESS REPORT

**Date:** August 1, 2023  
**To:** Greatrock North Water and Sanitation District  
**From:** Element Engineering  
**Job No.** 0041.0001  
**RE:** Monthly Engineers Report – **New Items Bold**

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### CAPITAL PROJECTS:

#### 1. Water Treatment Plant Improvements - Construction

The Certificate of Substantial Completion has been provided to Moltz Construction. The date of Substantial Completion was set for October 6, 2022. The advertisement for final payment was posted as required and the final payment was issued. The end of the two-year warranty period is October 6, 2024.

#### 2. Concentration Evaporation Pond

Element has reviewed all historic documents on the concentration evaporation pond and has contacted the subconsultant tasked with the concentrate line and pond grading design (CVL). The tasks necessary to complete design and permitting of the concentrate pond are as follows:

- Receive concentrate line and pond CAD files from CVL.
- Compile an Engineering Design and Operations Plan (EDOP), design plans, liner design, and specifications for the pond per CDPHE Section 9: Waste Impoundments.
- Finalize pond grading design and SWMP.
- Update concentrate line per request from developer and update easement exhibit.

Element has provided the district with a proposal to the district to complete pond design and CPDHE submittal (EDOP, plans, specifications). The EDOP, plans, and specifications will be to CPDHE for review and approval. After approval, the district will be granted approval for construction. CDPHE has strict quality control and construction documentation requirements including a construction QA/QC report that must be submitted after construction. Element can provide a proposal for pond bidding, construction observation, and construction QA/QC reporting at the appropriate time.

Element's proposal to complete the third concentrate pond and line has been approved by the district. We are currently working on the EDOP and plans. Also, we have provided a modified draft easement exhibit to Jay Scolnick for the revised concentrate line alignment.

As of August 29, 2021, Element continues to work on the concentrate pond design and EDOP. We have been coordinating with Jay on the concentrate line and have come to an agreement on the line location. We are finalizing what should be the last iteration of the concentrate line easement for signature by Jay. Our surveyor will require some field work for the easement in order to stamp the legal description. Also, there is additional survey required for the concentrate line design which will occur at the same time.

Additional survey field work was ongoing as of September 16, 2021. Element met onsite with the surveyor to confirm required items to be surveyed. Element held discussions about the potential to eliminate the proposed sump and pump in the proposed RO WTP if the concentrate line can be lowered. Element recommends any new concentrate main installation be 8-inch diameter SDR 35 PVC minimum.

Element has received the updated survey and has provided preliminary pond alternative layouts and costs as well as concentrate line profiles for the district's discussion at the October 26, 2021 work session. Upon a final decision for layout and pond location design documents will be created. Also, it is apparent that the concentrate line in Rayburn can be lowered, allowing the proposed sump in the ROWWTP to be removed and all drains go to the concentrate line.

Element was provided direction by the board to proceed with the west pond location and the gravity concentrate main running down Hudson Mile Road. Design work is ongoing with draft design documents expected to be complete in January. Element has reached out to Adams County to determine what permitting will be required for the project. A potential pre-application meeting with Adams County was requested.

Element has submitted the initial pre-application document to Adams County. A pre-application meeting with the county will be scheduled in the coming weeks based on the county's schedule. Work continues on finalization of the design. It is our goal to submit a draft of the design submitted to the board for review during the month of January.

A pre-application meeting with Adams County has been scheduled for Friday February 4, 2022 at 10:30 AM. This meeting will be held virtually. Element submitted progress plans on the concentrate pond to the district. We are now working to finalize the plans. The next step is to complete final internal edits and compile a stormwater management plan (SWMP) and finalize and submit the Section 9 Impoundment permitting report to CDPHE. This should be completed by the end of February to mid-March.

Element and CLA staff attended a pre-application meeting with Adams County. A detailed summary of submittal requirements was sent to the GNWSD board. In summary a Conditional Use Permit is required. The board approved Element to begin working on this submittal. Work is ongoing. We expect submittal of the conditional use permit and EDOP to Adams County and CDPHE in mid-March.

The public meeting for the conditional use permit is to be held at the April 5, 2022 board meeting. The required environmental study on the property is being completed by an Element

subconsultant. Upon completion of the environmental study and public meeting, Element will submit the conditional use permit application to Adams County.

Element received the ownership and encumbrance report to research mineral rights owners to notify them (as required by Adams County). Also, we received the environmental report prepared by Olsson Associates that is required with the Conditional Use Permit. Our final task is to finalize the EDOP and submit it to CPDPHE and Adams County as well as provide notifications to mineral holders. This is to be completed by the week of May 30, 2022.

The EDOP and Adams County submittal have been completed and submitted. The Adams County review fee has been paid by Element.

Element has followed up with agencies to determine who is the primary contact. We have not been assigned a planner or engineer yet, but this is likely to occur soon.

Our project has been assigned a planner at Adams County. The county has promised to expedite the review of the project. Element will be ready to answer any questions or comments on the proposed project.

We held a county comment review meeting with Adams County on September 16, 2022. Comments received are relatively minor and we are currently working on the response letter. All responses have been completed. Element is confirming the Adams County requirement for landscaping.

It is recommended that the district proceed with bidding the project under the Construction Manager at Risk (CMAR) procurement procedure. We have completed responses to all Adams County comments. Also we held a meeting with CDPHE to request either an approval letter or a list of comments to respond to. CDPHE has indicated they will send a brief list of comments. We anticipate having those during the week of January 30<sup>th</sup>, 2023.

The district approved the CMAR bidding approach at the March 7<sup>th</sup> meeting. Element is working with the district's attorney to compile an Owner-CMAR agreement. Upon completion of this agreement, the CMAR bid documents will be completed and advertised.

The bid package is complete and we have forwarded all items to the district council to review. The attorneys are working to finalize the Owner-CMAR agreement.

The county has requested some minor modifications to the grading which are being completed. We are finalizing that for final re-submittal to the county. Our next step will be the planning commission and board of county commissioners.

The district's attorney has provided both the Owner-CMAR agreement and the Owner-Contract agreement. The CMAR bid package has been advertised and the bid package has been assembled. The following is the bid schedule for the CMAR process:

RFP Release Date	June 2 <sup>nd</sup> at 4:00 PM
Non-Mandatory Pre-Bid Meeting	June 9 <sup>th</sup> at 10:00 AM
Last Day to Request Interpretations of the Documents	June 16 <sup>th</sup> at 4:00 PM
Proposals Due (via email to nmarcotte@elementengineering.net)	June 23 <sup>rd</sup> at 4:00 PM
Anticipated Design Phase CMAR Award	July Board Meeting



Element has finalized and re-submitted all documents to CDPHE and Adams County for permitting purposes. This includes all grading and drainage changes requested by Adams County.

The CMAR package for the Third Concentrate Pond advertised and bid. The district received two (2) proposals. Please see the attached summary and recommendation letter for a detailed analysis of the bids and a recommendation for award.

### 3. Third Alluvial Well

Element will report items pertaining to the third alluvial well in this section.

Element met with the district's water resources engineer on August 12, 2021. It was discussed that the location of Alluvial Well 3 and 4 would likely be the best locations for the new alluvial well. Element has been requested to complete a construction and design cost estimate to tie each of these well locations into the existing raw water lines. This work will begin shortly.

The well locations 3 and 4 were determined to be the best locations as they produce a satisfactory amount of water and have better water quality than location 5, which tested very high in nitrates (> 20 mg/L).

A Basis of Design Report (BDR) must be submitted to CDPHE to add an additional water source. This BDR must include the results of extensive water quality testing. Two separate testing batteries must be completed in two separate calendar quarters. Also, once drilled, the well will need to be tested to insure it is not under the direct influence of surface water.

**No work this period.**

**It is suggested that the board continue discussions of adding the third alluvial well. With the construction of the new water treatment plant being finalized, both existing alluvial wells are required for operation. Currently there is no redundant alluvial source.**

### GENERAL ENGINEERING – ADMINISTRATION

Element has been coordinating closely with CLA to onboard general engineering services. Element, CLA and GNWSD held an initial onboarding meeting at Element offices on June 10, 2021. An additional onboarding meeting with REC has been scheduled on June 30<sup>th</sup>, 2021 at REC offices. We have received all electronic and hard copy files from MMI and have reviewed them to determine the sum of available records.

Element has completed cost estimates to support 2022 budget preparation. This included estimated general engineering (ops and admin) fees, capital project fees, and engineering construction administration fees. A meeting to review the proposed budget items was held on September 22<sup>nd</sup> at REC offices.

Element is coordinating the additional information (survey) and scoping items on the concentrate line and concentrate pond and line alternatives in the General Engineering – Administration job number.

Element presented options to the board on concentrate line and concentrate pond locations. See Third Concentrate Pond reporting for more information.

Element is working on the county permitting of the third concentrate pond. See third concentrate pond update.

Element provided draft General Engineering estimates and concentrate pond cost estimates for the 2023 budgeting period.

Element is currently working on budgeting and rate analysis updates for the 2023 calendar year. Also, we have been coordinating with the district's consultants on the Town of Castle Rock water court case.

**Element is now meeting monthly with the district manager and operator to go over district related tasks, and make sure coordination and progress is ongoing.**

**1. Box Elder Creek Ranch Subdivision**

Element will report general administrative engineering items pertaining to the Box Elder Creek Ranch subdivision in this section.

**No work this period.**

**2. Rocking Horse Farms Subdivision**

Element will report general administrative engineering items pertaining to the Rocking Horse Farms subdivision in this section.

Element has coordinated with REC to complete the recommendation for final acceptance of the Rocking Horse Farms Pump Station Replacement Project. The project was completed on July 22, 2020, and has been successfully operating since startup. The 1-year warranty period has elapsed, and Element recommends final acceptance.

Element met with REC at RHF on January 21<sup>st</sup>, 2022 to discuss replacement of the RHF control valves. It was determined that an insertion valve could be installed downstream of the control valve to shut the tank off. A new electrically actuated gate valve could then be installed in the vault. It is recommended that two manual gate valves with wheels be installed on either side of the new actuated valve. This time was billed to General Engineering: Operations.

**No work this period.**

**3. Greatrock North Subdivision**

Element will report general administrative engineering items pertaining to the Greatrock North subdivision in this section.

**No work this period.**

**4. Hayesmount Estates Subdivision**

Element will report general administrative engineering items pertaining to the Hayesmount Estates subdivision in this section.

**No work this period.**

**GENERAL ENGINEERING – OPERATIONS**

Element will report on water accounting, use, water quality, and electrical usage, and pond levels in this section. We are working on on-boarding and coordination with REC so that we may obtain data for regular reporting.

Element met with REC on January 21<sup>st</sup>, 2022 to discuss the rocks in the concentrate line. It was determined that the line could be temporarily shut down (turn off WTP) and the line upstream of the control valve could be shut. The concentrate line could then be pumped out (water discharging to the adjacent concentrate pond) and the line could be excavated, opened, and the rocks removed. Upon removal the line would need to be replaced in the excavated area.

**No work this period.**

## **DEVELOPMENT SERVICES**

### **1. Country Club Ranchettes Filing No. 1**

Element has contacted Jay Scolnick and his contractor (Three Sons Construction) to set up a pre-construction meeting. The meeting is tentatively scheduled to be held onsite during the weeks of July 5, 2021, or July 12, 2021 depending on final construction permit issuance from Adams County. Three Sons Construction has started the submittal process with Element. We are reviewing submittals per the district's rules and regulations.

Element will discuss construction observation and management roles and responsibilities with REC and CLA to clearly define task responsibility between each entity.

Element will be responsible for onsite construction observation. Submittals have been received and reviewed. A pre-construction meeting was held on July 16<sup>th</sup>, 2021. Onsite construction work started on July 21<sup>st</sup>, 2021. Element will be providing full time observation for the first week, and scale back observation time if we feel the contractor is completing acceptable work. Element provided the district with an estimated number of hours for onsite work that included the pre-construction, observation, GPS services and final walkthrough.

Element has completed construction observation and oversight during construction. Adams County notified the developer (Jay) and their engineer (Manhard) that their fire hydrant design and installation was three feet too close to the centerline of the asphalt roadway. The hydrants are required to be moved, which will require a new pressure test. An exhibit of this relocation is attached to this board report.

Element inspected and coordinated work on the fire hydrant relocation.

Minor construction observation/coordination occurred during this reporting period. Initial acceptance will occur after the surface improvements are complete (pavement, etc).

Element was notified that paving would occur at the project during the month of December. Upon completion of surface improvements an initial acceptance walkthrough will be completed.

Element completed an initial acceptance walkthrough and compiled the attached punch list and closeout requirements. A letter was sent to the developer on June 23, 2022, and we are awaiting a response and required items.

Element has received a draft Bill of Sale and as-built documentation. We are waiting on final documents for initial acceptance.

We have final documents for Initial Acceptance and anticipate board approval during the February meeting. These documents have been submitted to the attorney for review.

Element is planning to GIS the new infrastructure in CCRF1 and upload it to the district's GIS software. Work should be completed during the month of June.

**The GIS work for the Country Club Ranchettes Filing 1 work has been completed and the all linework and data added to the district's GIS system.**

## **2. Country Club Ranchettes Filing No. 2**

On Wednesday January 26<sup>th</sup>, 2022. Element met with the developer to discuss inclusion of CCR Filing 2. There were no specific engineering related action items immediately necessary at the meeting. When the inclusion packet is submitted, Element will complete necessary review tasks.

The inclusion agreement for CCR F2 has been submitted and Element is working with the district's consulting team to review and provide comments.

Element met with the district staff to review the inclusion agreement. During this review it was determined that a capacity analysis would need to be updated to document that the district has adequate capacity to serve CCR F2. This capacity analysis will be completed to ensure the inclusion can be adequately served by existing district infrastructure, or if additional infrastructure by the developer is required.

**A district-wide capacity analysis is currently being worked on. This will assist in determining what, if any, capital improvements are necessary for the CCRF1 Inclusion Agreement.**

## **3. Ridgeview Estates**

This subdivision has gained Initial Acceptance.

**No work this period.**

## **4. Epic Estates**

Element attended a meeting discussing water rights and potential water treatment for the proposed development.

Element attended an inclusion meeting at the CLA offices to discuss the Epic Estates inclusion process and needed information. We specifically requested water quality results from Epic's raw water wells. A sampling and testing battery of necessary information was sent to Epic Estates.

**No work this period.**

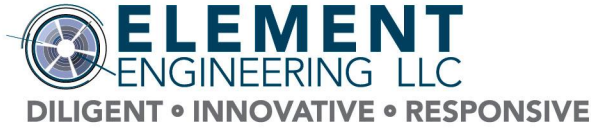
## **5. Horse Creek Retreat**

**No work this period.**

OTHER PROJECTS:

1. 2023 Tap Fee Update

The GNWSD board approved Element to compile an updated tap fee analysis. This work is currently being assigned to our staff and is being compiled. We are completing a district-wide capacity analysis prior to finalizing this tap fee analysis.



July 6, 2023

Ms. Lisa Johnson  
 Greatrock north Water and Sanitation District  
 District Manager  
 16393 Rayburn Street  
 Hudson, CO 80603  
 Alma, CO 80420

**Re: Third Concentrate Pond Project**  
 Recommendation for Construction Manager at Risk (CMAR) Firm Award

Dear Ms. Johnson

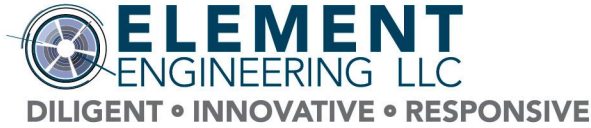
On June 9, 2023, Element Engineering, LLC (Element) received two (2) proposals from Construction Manager at Risk (CMAR) firms Interested in the town's Third Concentrate Pond Project. Proposals were received from Performance Energy Services (PES) and CGRS, Inc.

The RFP provided a detailed scope of services and required each firm to submit a breakdown of costs and percentages to draw an equitable comparison between each submittal. To determine the level of service from each firm, Element has reviewed each proposal in depth and has contacted individual contractors to request clarifications on proposals. All four firms have provided information and logs of work that prove they are highly qualified to complete the work as requested.

Element completed a detailed review of each proposal including reviewing proposed fees, personnel comparisons, similar project references, and safety ratings such as (EMR) Experience Modification Rate and (TRIR) Total Recordable Incident Rate.

EMR is determined by comparing a company's actual workers' compensation claims experience to the expected claims experience for a company in their industry. The calculation considers both the frequency and the severity of the claims and is based on the data from the company's past three years of workers' compensation insurance. The lower the average EMR the better. The table below shows each contractor's EMR rating.

EMR (Experience Modification Rate)				
Contractor	2020	2021	2022	Avg
PES	0.82	0.74	0.82	<b>0.79</b>
CGRS	0.92	0.92	0.72	<b>0.85</b>



TRIR is a safety metric developed by OSHA (Occupational Safety and Health Administration) that's used to benchmark safety performance. It's a measure of the number of recordable incidents per 100 full-time workers during a one-year period. The following table(s) detail the comparisons between each contractor based on number of employees. The lower the average TRIR the better. The table below shows each contractor's TRIR rating.

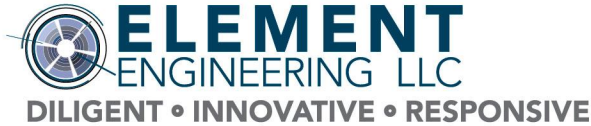
TRIR (Total Recordable Incident Rate)				
Contractor	2020	2021	2022	AVG
PES	0	0.53	0	<b>0.53</b>
CGRS	0.92	1.83	0.91	<b>1.22</b>

Based on the tables above and a three-year average of total man hours worked, Performance Energy Services Performed best in their fields having the lowest 3-year averages. Having companies that care about the well-being of employees and their families is crucial to the success of a project.

Both PES and CGRS provided projects that pertain to the Third Concentrate Pond Project. Either firm would qualify to perform the work requested. PES has also incorporated Vortex Services into their proposal. Vortex Services specializes in trenchless pipelines and repairs. This could be a valuable approach to the project through residential and high-volume utility areas.

Element also reviews intangibles for each firm such as time and effort spent making sure that proposals were well crafted for the proposed project, and that the proposed project is well understood. Each firm offered Ideas for value engineering. CGRS and PES both offered the idea of removing the moisture conditioning specification outside the envelop of the concentrate pond. This could be a time and cost savings to the district. If the dirt must be moisture conditioned, PES proposed using water from the existing lagoons as a cost savings. This could significantly reduce the water levels and volume of water stored in the existing concentrate ponds.

After review of qualifications, Element completed a detailed review of the proposed costs submitted by all firms. Our request for proposal requested cost for design phase services, lump sum pricing for general conditions, percentage of overhead and profit, percentage of insurance, percentage of bonds, and percentage of small tools associated with the project. PES and CGRS are two very professional and highly qualified firms. Please note PES is also offering a "no cost fee" for the Construction Phase Services. A summary of each firm's proposed costs is shown in the following table.



Item No.	Description	Performance Energy	CGRS
		CMAR Entered Value (\$ or %)	CMAR Entered Value (\$ or %)
1	Lump Sum Price for Design and Constructability Services	N/A	\$ 18,770.00
2	*Lump Sum Price for General Conditions Associated with Project	\$ 401,786.00	\$ 198,500.00
3	Percentage of Subtotal of the Overhead and Profit Associated with Project	18%	11%
4	Percentage of the Subtotal of the Insurance Associated with Project	N/A	1.00%
5	Percentage of the Construction Subtotal for Bonds and Insurance Associated with Project	3.50%	1.50%
6	Percentage of Labor Costs for the Small Tools Associated with Project	5%	4%
<p>*Minimum services for this line item include project superintendents, project management, supportive staff, labor, travel, housing, and burden/insurance for management staff to fulfill full CMAR responsibilities (see 4.2). Also included are temporary facilities such as CMAR offices, trash removal, toilets, and site security.</p>			

After careful consideration of all bid submittals, Element recommends Performance Energy Services (PES). We believe PES provided the strongest resumes and proposal.

If you have any questions regarding this matter, please do not hesitate to contact me by phone at 303.378.2969 or by email at [nmarcotte@elementengineering.net](mailto:nmarcotte@elementengineering.net).

Sincerely,

ELEMENT ENGINEERING, LLC

*Nicholaus P. Marcotte*

Nicholaus P. Marcotte, P.E.  
President





**Ramey Environmental Compliance, Inc.**  
Management and Operation Solutions for  
Water and Wastewater Treatment  
**303-833-5505**

PO Box 99, Firestone, Colorado 80520  
email: [contact.us@RECinc.net](mailto:contact.us@RECinc.net)  
[www.RECinc.net](http://www.RECinc.net)

**Greatrock North Water & Sewer District**  
**ORC Report**  
**August 1, 2023**

Rocking Horse Farms Tank Fill Valve

The RHF Tank fill valve is experiencing ongoing issues with automatic control. REC and TLECC verified the issues are not electrical or SCADA control problems. A local CLA-Valve representative was contacted to schedule a site visit to inspect the valve to determine the best course of action moving forward. In the meantime, tank fill is being manually controlled by REC.

Update – Local CLA-Valve Representative, Pipestone Equipment, onsite to access RHF fill valve. Pipestone Equipment believes the control issues are due to an internal pressure loss through the internal components of the valve. REC is coordinating with Element Engineering to develop a plan to isolate the valve for inspection. Presently there is no isolation valve within the PRV pit, and no valves are indicated on plant drawings. Repair and/or replacement will need to take place during low demand season due to the inability to fill the tank while the valve is out of service.

Update – Site walk-through is scheduled for the first week of January with Element Engineering to review site layouts and develop plans for repairs.

Update – Site walk-thru completed with Element Engineering and Moltz Construction. After reviewing of site layout and plans it is confirmed there is no known isolation valve for the RHF tank fill valve. Element Engineering and REC developing plans for repair, but it is likely an insertion-type isolation valve will need to be installed before the replacement of the RHF fill valve.

Update – Element Engineering is developing the scope of work for Moltz Construction to repair.

RO Building Decommissioning

REC, Element Engineering, and Moltz construction are working together to locate the currently unknown source of water that is supplying back-pressure to the old RO treatment building. The backpressure source will need to be located and isolated prior to being able to complete the decommissioning of the old RO building.

Update 11/16/2022 – Altitude Leak Detection onsite to determine if BECR storage tank valves are leaking water when closed. Altitude Leak Detection was able to determine the south storage tank isolation valve is leaking water by when closed.

Update 4/4/23 - American West Construction and REC completed site walk to review scope of work for American West Construction to provide an estimate.

Update 5/15/23 – Northern Colorado Constructors and REC completed site walk to review scope of work for NCC to provide an estimate.

Update 7/20/23 – Estimate from Norther Colorado Constructors submitted for approval, to be reviewed at August 1, 2023 board meeting.

### Augmentation

On 6/5/23 BBA Water requested augmentation be shut off for the remainder of the month. On 6/6/23 augmentation was shut down until further notice.

Update – No change in augmentation since 6/6/23 request.

### Additional Activities

On June 30, 2023 Applied Ingenuity completed replacement of ALV 2 pump and motor due to ALV 2 motor having a short in the motor wiring.

On 7/24/23 REC ESD completed replacement of ALV 2 VFD due to ALV 2 VFD faulting over temperature multiple times during the beginning of July.

REC ESD completed semi-annual preventive maintenance services on pumps at BECR, RHF, and GRN. REC ESD submitted estimates for repair of Pump 1 at BECR and piping on fire pump at RHF. Estimates have been approved and repairs will be completed as soon as parts arrive.

Water Quality

Month	ALV 1		ALV2		BECR		RHF		GRN	
	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L	TDS mg/L	Hardness mg/L
Jul-23	1230	559	1265	554	303	92	217	84	340	63
Jun-23					147	17	174	22	152	14
May-23					181	36	213	30	189	139
Apr-23	1002	537	1055	537	216	36	253	34	233	134
Mar-23					229	69	505	166	442	165
Feb-23	1095	552	988	549	341	122	326	106	322	113
Jan-23					360	103	369	126	387	131
Dec-22					677	318	423	184	494	181
Nov-22					185	45	200	62	237	61
Oct-22	1080	525	924	526	385	157	449	179	456	202
Sep-22					777	309	792	302	772	308
Aug-22					778	382	758	308	762	312
Jul-22	1031	503	1037	497	709	324	718	327	742	314
Minimum	1002	503	924	497	147	17	174	22	152	14
Maximum	1230	559	1265	554	778	382	792	327	772	314
Average	1088	535	1054	533	407	155	415	148	425	164

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