

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREATROCK NORTH WATER AND SANITATION DISTRICT HELD JULY 5, 2022

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, July 5, 2022 at 4:30 P.M. The meeting was conducted via video conference – Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance:

Robert W. Fleck
John D. Wyckoff
Lisa Jacoby
Brian K. Rogers
Brenda Adams

Also in attendance were:

Lisa A. Johnson, Michael Jensen, Shauna D’Amato, and Jason Carroll;
CliftonLarsonAllen LLP (“CLA”)
Mike Murphy; Ramey Environmental Compliance, Inc.
Nick Marcotte; Element Engineering, LLC

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: 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 Fleck, Wyckoff, Rogers, and Jacoby 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 Jacoby, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board approved the Agenda as amended.

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.

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CONSENT AGENDA

The Board considered the following actions:

1. Approve the Minutes of the June 7, 2022 regular meeting.
2. Ratify approval of the payment of claims for the period ending June 29, 2022 in the amount of \$203,200.83.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of unaudited financial statements for the period ending May 31, 2022, Schedule of Cash Position updated as of June 28, 2022, and inclusion summaries.

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

FINANCIAL MATTERS

Status of 2021 Audit: Mr. Carroll presented the draft 2021 Audit to the Board. Following review and discussion, upon a motion duly made by Director Rogers, seconded by Director Wyckoff and, upon vote, unanimously carried, the Board accepted the draft 2021 Audit, subject to revisions discussed and receipt of an unmodified opinion from the auditor.

ENGINEER'S REPORT

Mr. Marcotte presented his Engineer's Report and provided updates. 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: An update was included in the Engineer's Report.

Reverse Osmosis Treatment Facility: An update was included in the Engineer's Report.

- **Pay Application No. 7 to the Construction Contract with Moltz Construction, Inc. in the Amount of \$372,814.17:** Mr. Marcotte presented Pay Application No. 7 to the Board. Following review and discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved Pay Application No. 7 to the Construction Contract with Moltz Construction, Inc. in the amount of \$372,814.17.
- **Change Order No. 6 to the Construction Contract with Moltz Construction, Inc. in the Amount of \$7,974.00 for Stud Size Revisions to Partition Walls:** Mr. Marcotte presented Change Order No. 6 to the Board. Following review and discussion, upon a motion

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duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board approved Change Order No. 6 to the Construction Contract with Moltz Construction, Inc. in the amount of \$7,974.00 for stud size revisions to partition walls.

- **Change Order No. 7 to the Construction Contract with Moltz Construction, Inc. in the Amount of \$16,266.00 to Replace the Tee at Station 1+00 on the Concentrate Pipeline with a Cross and add Plug Valves on the West and South Legs of the Cross:** Following review and discussion, upon a motion duly made by Director Wyckoff, seconded by Director Rogers and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 7 to the Construction Contract with Moltz Construction, Inc. in the amount of \$16,266.00 to replace the tee at station 1+00 on the concentrate pipeline with a cross and add plug valves on the west and south legs of the cross.

OPERATIONS / MAINTENANCE MATTERS

Operator in Responsible Charge (ORC) Report: Mr. Murphy presented his report and provided updates. A copy of the report is attached hereto and incorporated herein by this reference.

LEGAL MATTERS

None.

OTHER MATTERS

Status of Homestead Heights/Country Club Ranchettes #1:

a. Acknowledge Initial Acceptance Punch List

The Board acknowledged the initial acceptance of the Punch List.

Status of Hayesmount Estates: There were no new updates.

Status of Ridgeview Estates: There were no new updates.

Status of Country Club Ranchettes Filing #2: There were no new updates.

COMMUNITY COMMENTS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Fleck, seconded by Director Wyckoff and, upon vote, unanimously carried, the meeting was adjourned at 5:33 p.m.

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Respectfully submitted,

By 
 Secretary for the Meeting

DocuSigned by:
Lisa Johnson
816F8176E93A48A...



Date: June 28, 2022
To: Greatrock North Water and Sanitation District, Board of Directors
From: Lisa A. Johnson, District Manager
Re: July 5, 2022 Manager's Report

Agenda Action Items

II.A. Consent Agenda

1. Approve the Minutes of the June 7, 2022 regular meeting.
2. Ratify approval of the payment of claims for the period ending June 30, 2022.
3. Operations and Maintenance Activities Report.
4. Review meter installation report.
5. Acceptance of cash position schedule and property tax schedule for the period ending May 31, 2022 and inclusion summaries.

I recommend approval of the consent agenda items.

III.A. 2021 Audit

Mr. Carroll will attend the meeting and present the 2021 draft audit.

VII.A.1. Homestead Heights/ Country Club Ranchettes #1

Updates included in Engineer's Report. In addition, 13 System Development Fees have been collected to date.

VII.B. Hayesmount Estates

20 System Development Fees have been paid as of December 7, 2021.

VII.C. Ridgeview Estates

Updates provided in the Engineer's Report. In addition, 11 System Development Fees have

been collected to date.

VII.D. Country Club Ranchettes Filing No. 2 (“CC#2”)

Draft inclusion agreement was transmitted to Mr. Scolnick for review and approval and a request to update the exhibits. Mr. Scolnick is working with his water rights attorney on the review of the agreement.

Review of monthly Water Resumes and Other Water Related Matters

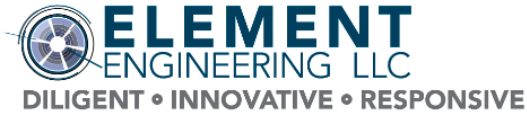
Attorney Poznanovic has reviewed the April resume and found no cases he recommends the district oppose.

Update on other District Related Matters and/or Committee Meetings

Director Wyckoff, Director Rogers at times, Mr. Marcotte, and I are meeting on Friday mornings at 9 am via Microsoft Teams to discuss weekly updates on the capital projects as well as any operational matters.

In addition, I also attend the weekly capital project call regarding the RO Treatment project.

We determined a leak found in the meter pit at 16520 Timber Cove Street is on the District's side of the pipe. Mr. Murphy is working to schedule a contractor to repair the leak.



ENGINEER'S PROGRESS REPORT

Date: July 5, 2022
To: Greatrock North Water and Sanitation District
From: Element Engineering
Job No. 0041.0001
RE: Monthly Engineers Report – **New Items Bold**

CAPITAL PROJECTS:

1. Water Treatment Plant Improvements - Construction

Element Engineering recommended Moltz Construction be awarded the project. The board voted to award the project to Moltz at the district's April 4th Meeting. The notice of award and owner-contractor agreement have been signed by both the district and the contractor. Bonds and insurance (payment and performance bonds) have been received by Element. Hard copies will be provided to CLA. Element held a meeting with Moltz to discuss a schedule for the pre-construction meeting and notice to proceed. The pre-construction meeting is scheduled for the week of May 31st with the notice to proceed being issued shortly after. Moltz has already submitted documents for the septic system permit and is working on the building department permit. We expect submittals to begin arriving for review shortly.

A pre-construction meeting was held on June 10th. The Notice to Proceed has been fully executed by both parties. The following is a summary of the construction timeline:

Notice to Proceed:	June 14, 2021
Substantial Completion:	March 26, 2022 (285 days after NTP)
Punch List Complete:	May 10, 2022 (45 days after Substantial Completion)

Moltz Construction has started sending material and equipment submittals to Element for review.

During the building permit review process Adams County planning is requiring that a Major PUD Amendment process be completed. As it was our understanding that this would not be required, due to the proposed building being included in the last PUD amendment, Element reached out to Adams County to review this requirement. Adams County has indicated that as the building was included on the site plan, not the signed PUD amendment, a new amendment process would be required. The major amendment will require 2 hearings: one before the Planning Commission and one before the Board of County Commissioners. A neighborhood meeting will also be required. We have informed Moltz of this requirement and will keep them informed as to our

progress and how it may, or may not, affect their schedule. It is our hope that we can complete this process prior to Molt's planned onsite construction date, therefore causing no delays.

The required major PUD amendment mailer was sent out by certified mail. The public meeting is scheduled for August 3rd at 5:30 PM via Zoom (the same Zoom invitation as the district's board meeting). A meeting agenda has been provided to the board for review and is attached to this report.

The public meeting was held on August 3rd. The PUD application was submitted shortly after. We have received confirmation that the application has been received and assigned to a county planner. Element has reached out to our assigned project manager to see what the schedule for the PUD process will be. We have not yet received a response on that request.

Moltz Construction has requested to mobilize onsite with fencing, portlets, and other minor items. This request has been approved.

Element attended site visit meeting with Moltz and REC on September 16th to exchange building keys and discuss initial mobilization. The temporary construction fencing will be installed on or about Monday September 20th.

We have received comments from the Adams County planner assigned to our PUD amendment case. The comments provided by Adams County are attached to this report. Comments and Element responses are as follows:

- Staff has concerns with the visual and aesthetic compatibility of the proposed structure with the rest of Box Elder Creek Ranch PUD. Please provide more detail about the building material that will be used.

Element Response: Although this information was included with the original application, we will address this comment by including images of nearby and adjacent structures and showing that the proposed building features Hardie siding and wood trim. We will stress that the district is budgeting significant money to ensure that the building blends with adjacent structures.

- Provide a more detailed landscaping plan to show how many and what type of trees that will be planted. Please show all existing trees and vegetation that will remain after the structure is complete.

Element Response: We will provide a landscaping plan as requested. A draft of the landscaping plan is attached. All trees installed will be Austrian Pines.

- The secondary access will require a county access permit and review, etc.

Element Response: Element responded to this comment with an email requesting clarification on this item. This is technically not a "secondary" access used by the project. This is the primary access to what was originally a separate lot.

A response to all comments will be sent to Adams County by September 24th. A draft comment response letter will be provided to the district manager and board president and vice-president prior to submittal to Adams County.

Moltz has submitted Pay Application No. 1 which includes fees for mobilization. Element has reviewed this application and recommend it for approval. Moltz cannot begin work until the final building permit is issued. This requires the county to approve the Major PUD Amendment. Element has requested a schedule from the newly assigned Adams County project manager, and we are awaiting a response.

Dates for the planning commission and Board of County Commissioners meetings have been set for December 9th (6PM) and January 11th (9:30AM). Element will be present at these meetings. The district has approved Element to proceed with the removal of the water treatment plant sump design and to design a new gravity concentrate main from the water treatment plant site to the tie-in location at 162nd and Rayburn.

The planning commission has approved the major PUD amendment. The remaining task is to receive approval from the board of county commissioners at the January 11th meeting. Design on the Rayburn concentrate extension is ongoing. Element will be identifying locations for utility potholing to ensure we know the depth of utility crossings to avoid conflict.

The BOCC has approved the major PUD amendment and Moltz construction is working to obtain a building permit. The Rayburn concentrate line and the Field Order eliminating the WTP sump is 90% complete. Upon final completion Element will submit the Rayburn concentrate design to Adams County for a ROW utility permit. A proposal for potholing has been received and processed by the district. Diversified Underground will begin potholing upon execution of the potholing agreement. Moltz has submitted Pay Application No. 2 which includes payment for stored materials.

The building permit has been issued and Moltz is making good progress on the project. Element performed a reinforcing steel inspection on the southern half of the spread footer and stem wall. Remaining reinforcing steel inspections will be performed by Ground Engineering hired by Moltz. The first construction progress meeting was held on Thursday February 17th at 1:30 PM. Weekly meetings are being held via Microsoft Teams on the same day (Thursday) and time (1:30 PM). Element has issued Field Order No. 1 which includes elimination of the WTP sump and a new concentrate line down Rayburn Street to the intersection of 162nd. Initial discussions with Adams County have indicated that the area will be either overlaid or crack sealed in the near future. It is our intent to have this pipe installed prior to the work with Adams County, however, the county's schedule is unknown. A utility permit is required to install the infrastructure as designed. Element expects to submit this application to Adams County.

The utility permit has been submitted to Adams County for the concentrate line from the WTP site to the intersection of Rayburn and 162nd. Moltz is working to determine a final cost for the field order (sump elimination and construction of the concentrate line). Potholing for the utility crossings in the area has been completed and has been documented on the plans.

Element has received and reviewed Change Order No. 2 and No. 3 submitted by Moltz Construction. These are to be reviewed and discussed at the upcoming board meeting. Also, Pay Application No. 5 has been submitted and reviewed. Payment is recommended.

Element has received and reviewed Change Orders No. 4 and No. 5 submitted by Moltz Construction. Change Order No. 4 is a credit for an irrigation line tie-in change and Change Order No. 5 is for raising valve boxes as requested by the district. Also Pay Application No. 6 has been submitted and reviewed. Payment is recommended.

Adams County Planning has approved, in writing, our change from a metal scale roofing material to a asphalt shingle roofing material. John has approved the color of the shingles.

Construction is ongoing with the majority of the equipment having been installed. Interior and exterior piping have largely been completed. Also, the new concentrate piping down Rayburn to 162nd has been approved and scheduled by TLowell. A newly submitted pay application (Pay Application No. 7) is attached to this report. Approval of this pay application is recommended.

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 16th. 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 26th 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 4th 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 5th 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 30th.

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

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 12th. 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.

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 10th. An additional onboarding meeting with REC has been scheduled on June 30th 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 22nd 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.

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 21st 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 21st 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.

See attached monthly year over year comparison of electrical use (KWH) and electrical billing (\$). Element has assisted with mapping of water mains to determine the source of the distribution system leak on Haysemount.

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 5th or July 12th 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 16th. Onsite construction work started on July 21st. 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. This letter was sent to the developer and we are awaiting a response and required items.

2. Country Club Ranchettes Filing No. 2

On Wednesday January 26th 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 comment.

No work this period.

3. Ridgeview Estates

Element has requested the developer that to notify us when all surface improvements have been completed. Upon completion of these improvements an initial acceptance walkthrough can be held, and a punch list generated. Upon completion of the punch list items (if any) initial acceptance will be recommended.

A punch list was generated and provided to the developer. We received a response that the punch list would be completed and that we would be notified when items are completed. Once complete we will do a final walkthrough.


The developer reported that the initial acceptance checklist was completed. A walkthrough was completed by Element on October 4th. There were minor items that need repair that were reported to the developer. A final inspection will be completed upon receiving word that the final remaining items have been completed.

Element performed the final initial acceptance walkthrough and have verified that all required items have been completed. The infrastructure in the development has been shot with the district's GIS system and we are working with the GIS platform to upload the data.

A list of items required for initial acceptance has been provided to the developer on December 20, 2021.

4. Epic Estates

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

 MOLTZ CONSTRUCTION INC.	GREATROCK NWSD REVERSE OSMOSIS WTP PAYMENT APPLICATION	PROJECT NO: 2125
		PARTIAL PAYMENT EST NO. 7
		PAGE 1 OF 2

OWNER: Greatrock WSD	CONTRACTOR: Moltz Construction, Inc.	PERIOD OF ESTIMATE: FROM : June 1, 2022 to June 30, 2022
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CONTRACT CHANGE ORDER SUMMARY				ESTIMATE	
CHANGE ORDER NO.	Agency Approval Date	AMOUNT			
		Additions	Deductions		
1	3/3/2022		\$17,536.00	1. Original Contract	\$2,096,615.00
2	5/9/2022	\$10,973.00		2. Change Orders	\$366,842.00
3	5/9/2022	\$371,222.00		3. Revised Contract (1&2)	\$2,463,457.00
4	5/16/2022		\$5,002.00	4. Work Completed *	\$1,381,521.24
5	5/16/2022	\$7,185.00		5. Stored Materials*	\$0.00
TOTALS		\$389,380.00	\$22,538.00	6. Subtotal (4 & 5)	\$1,381,521.24
				7. Retainage* (5%)	\$69,076.06
				8. Previous Payments	\$939,631.01
				9. Amount Due (6-7-8)	\$372,814.17

*Detailed breakdown attached -

CONTRACT TIME					
Original Calendar Days =	285	Start Date =	June 14, 2021		
Revised Calendar Days =	446	Project Substantial Completion =	September 5, 2022		
Remaining Calendar Days =	66	On Schedule:	X	YES	NO

CONTRACTOR'S CERTIFICATION:
 The undersigned Contractor certifies that to the best of their knowledge, information and belief the work covered by this payment estimate has been completed in accordance with the contract documents, that all amounts have been paid by the contractor for work for which previous payment estimates was issued and payments received from the owner, and that current payment shown herein is now due

Contractor: **Moltz Construction, Inc.**

By _____ Date _____

ENGINEER'S APPROVAL:
 The undersigned certifies that the work has been carefully inspected and to the best of their knowledge and belief, the quantities shown in this estimate are correct and the work has been performed in accordance with the contract documents.

Engineer: **Element Engineering LLC**

By Nicholaus P. Marcotte Date 6/28/2022

APPROVED BY OWNER:
 Owner: **Greatrock WSD**

By _____ Date _____

PERIOD FROM TO:

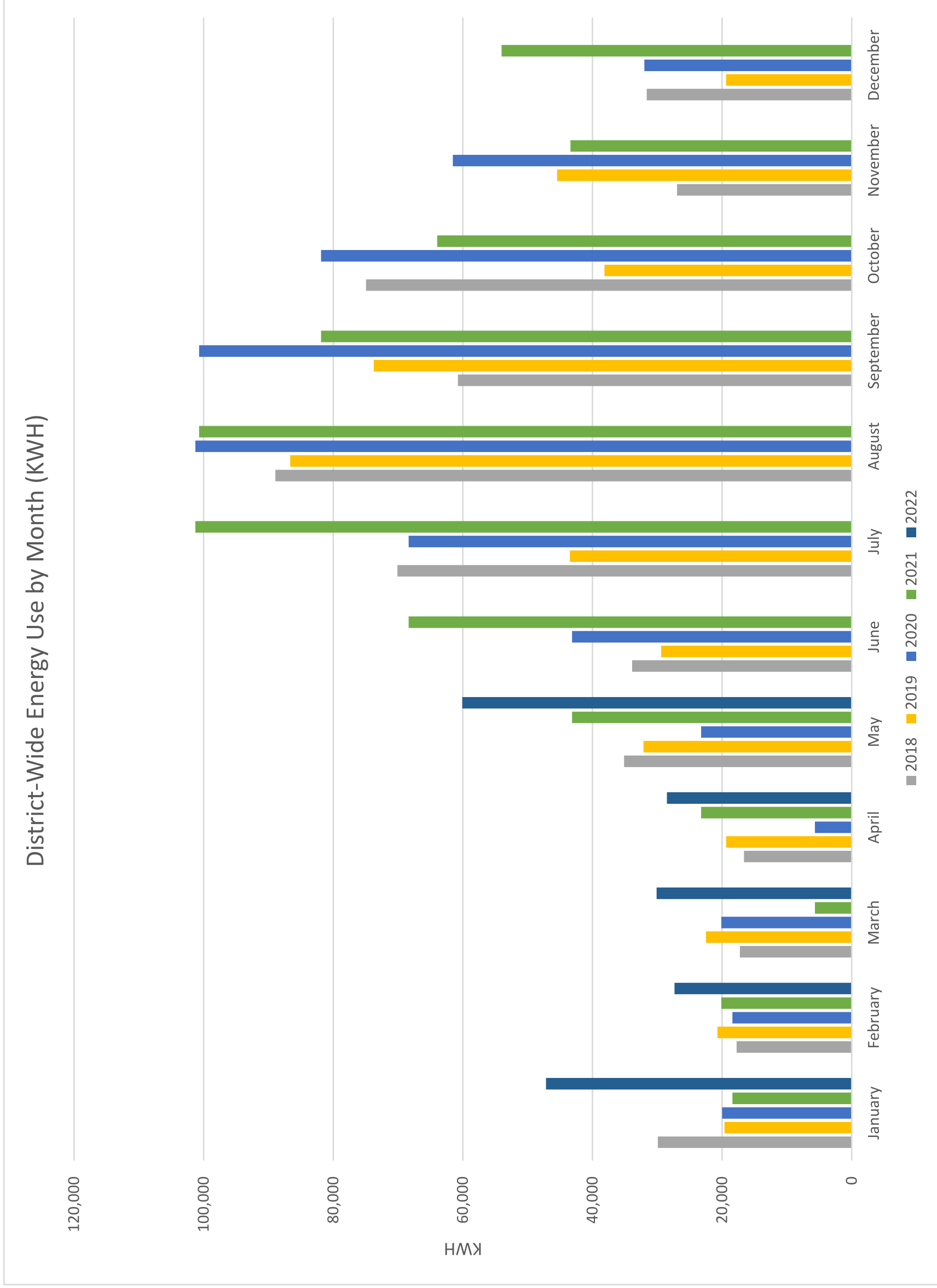
01-Jun-22
30-Jun-22

PROJECT: **Greatrock WSD RO WTP**

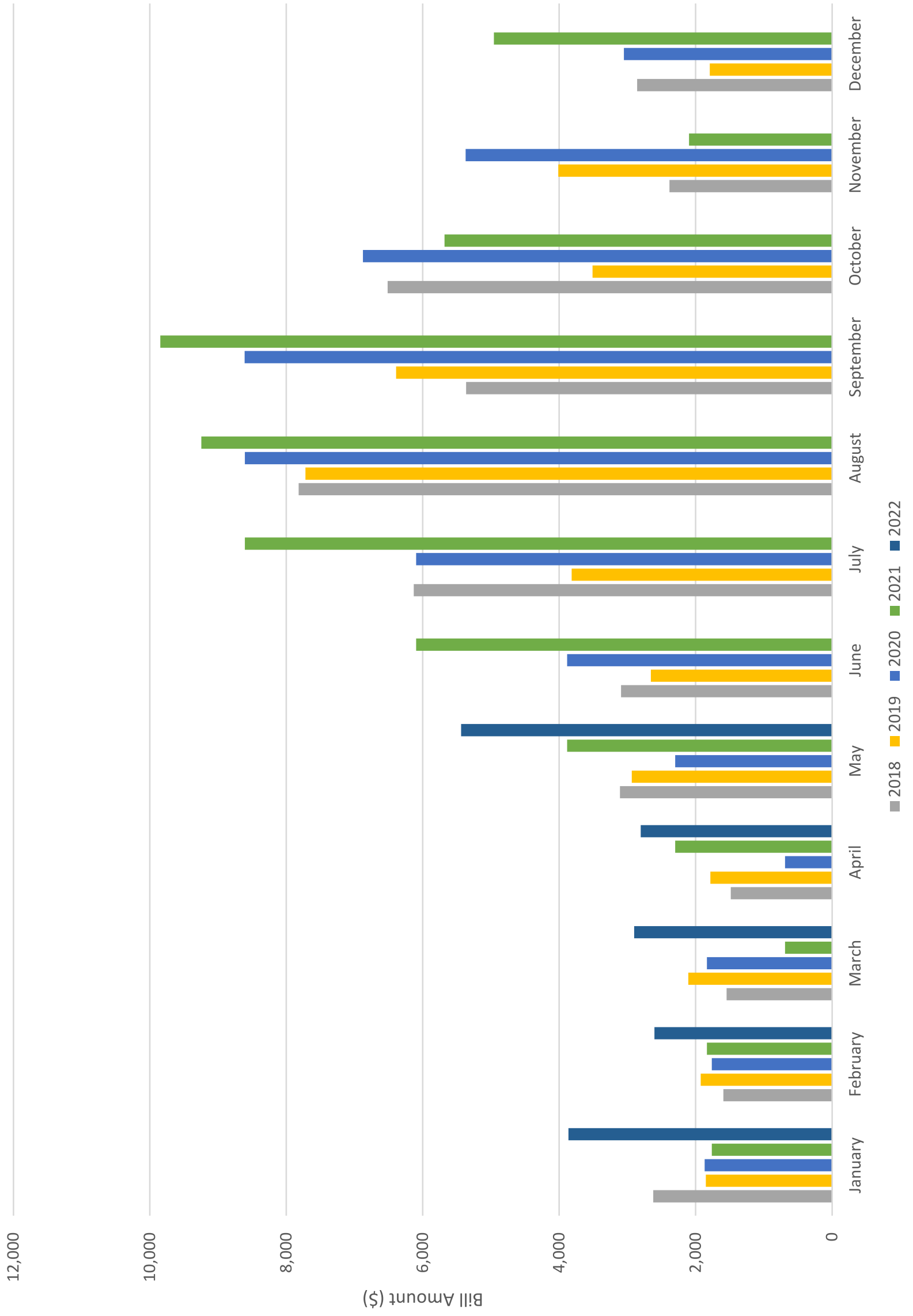
APPLICATION DATE:

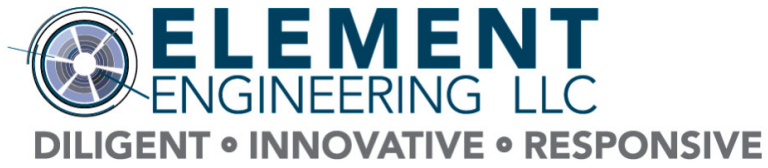
6/27/22

ITEM NO.	SUMMARY OF WORK	QNTY	UNIT	UNIT PRICE	EXTENDED AMOUNT	% WORK COMPLETE		DOLLAR AMOUNT THIS PERIOD	% WORK COMPLETE PREVIOUS PERIOD	DOLLAR AMOUNT PREVIOUS PERIOD	STORED MATERIAL TO DATE	QNTY OR UNIT PRICE ADJUST	TOTAL DOLLAR AMOUNT TO DATE	% TOTAL work complete and stored	% TOTAL WORK COMPLETE TO DATE
						THIS PERIOD	PERIOD								
Schedule of Values															
1	Mob/Demob/Traffic Control	1	LS	\$247,573.00	\$247,573.00	8.00		\$19,805.84	76.00%	\$188,155.49			\$207,961.33	84.00%	84.00%
2	Erosion Control and Site Restoration	1	LS	\$81,760.00	\$81,760.00	5.00		\$4,088.00	85.00%	\$69,496.00			\$73,584.00	90.00%	90.00%
3	Yard Pipe 4in	40	LF	\$755.00	\$30,200.00				41.59%	\$12,560.62			\$12,560.62	41.59%	41.59%
4	Yard Pipe 6in	746	LF	\$111.00	\$82,806.00	33.00		\$27,325.98	41.20%	\$34,112.51			\$61,438.49	74.20%	74.20%
5	Yard Pipe 12in	405	LF	\$168.00	\$68,040.00	48.00		\$32,659.20	41.50%	\$28,237.71			\$60,896.91	89.50%	89.50%
6	Yard Pipe Concentrate	126	LF	\$117.00	\$14,742.00	90.00		\$13,267.80					\$13,267.80	90.00%	90.00%
7	Process Building Fdn & Slab	1	LS	\$189,773.00	\$189,773.00				100.00%	\$189,773.00			\$189,773.00	100.00%	100.00%
8	Pre-Engineered Metal Building	1	LS	\$934,865.00	\$934,865.00	25.00		\$233,716.25	43.17%	\$403,614.50			\$637,330.75	68.17%	68.17%
9	Install of Owner Procured Equip	1	LS	\$17,353.00	\$17,353.00	30.00		\$5,205.90					\$5,205.90	30.00%	30.00%
10	Sodium Hypochlorite Feed Sys	1	LS	\$29,083.00	\$29,083.00				82.66%	\$24,041.44			\$24,041.44	82.66%	82.66%
11	Interior Process Piping & Appurts	1	LS	\$112,734.00	\$112,734.00	50.00		\$56,367.00					\$56,367.00	50.00%	50.00%
12	Yard Electrical & Irrigation Piping	1	LS	\$107,153.00	\$107,153.00										
13	Demo of Existing WTP Interior Piping	1	LS	\$8,095.00	\$8,095.00										
14	CDOT Class 6 Road Base 6in Deep	63	CY	\$74.00	\$4,662.00										
15	Septic System and Leach Field	1	LS	\$23,036.00	\$23,036.00										
16	Process Instruments	1	LS	\$144,740.00	\$144,740.00				35.00%	\$50,659.00			\$50,659.00	35.00%	35.00%
	TOTAL				\$2,096,615.00			\$392,435.97		\$1,000,650.27			\$1,393,086.24	66.44%	66.44%
ITEMIZED CHANGE ORDERS															
	CO1 - Roofing Change	1	LS	-\$17,536.00	-\$17,536.00				100.00%	-17536			-\$17,536.00		
	CO2 - Schedule Update	1	LS	\$10,973.00	\$10,973.00				100.00%	10973			\$10,973.00		
	CO3 - Concentrate Pipeline	1	LS	\$371,222.00	\$371,222.00										
	CO4 - Irrigation Line	1	LS	-\$5,002.00	-\$5,002.00				100.00%	-5,002.00			-\$5,002.00		
	CO5 - Valve Box	1	LS	\$7,185.00	\$7,185.00										
	sub total				\$366,842.00					-\$11,565.00			-\$11,565.00		
	TOTAL				\$366,842.00					-\$11,565.00			-\$11,565.00		



District-Wide Electrical Billing by Month (\$)





June 17, 2022

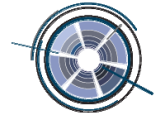
Jay Scolnick
Premier Community Homes LTD
1635 E Layton Drive
Englewood, CO 80113

RE: **Country Club Ranchettes Filing 1– Initial Acceptance Punch List**
EE Project Number: 0082.0005

Dear Jay:

On June 15, 2022, on behalf of Greatrock North Water and Sanitation District Element Engineering completed an initial acceptance walk-through on the above referenced project. As a result of this, the following items were found to need correction.

1. Tracer wire locate boxes located at hydrant stations 11+85, 16+85 and 24+70 need the locate box moved back from under hydrant for access.
 - a. Completed: Yes No
 - b. Response: _____
2. All locate boxes need to have the tracer wire attached to the locate box lid.
 - a. Completed: Yes No
 - b. Response: _____
3. Fire hydrant located at station 14+75, needs tracer wire test station installed.
 - a. Completed: Yes No
 - b. Response: _____
4. Valve box located at station 16+80 is full of debris and need cleaned out.
 - a. Completed: Yes No
 - b. Response: _____



5. Provide both hard copy and electronic record drawings.

a. Completed: Yes No

b. Response: _____

6. Lot 12 has 2 water services. Has this lot been divided into 2 lots? If so, provide documentation and make sure this is identified on the asbuilts.

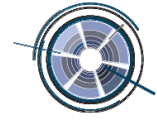
7. During construction only curb stops, and boxes were installed at the water service locations, meter pits will be installed during the construction of each home and both the curb stop and the meter pit will be inspected at that time, at the developer's expense.

8. All water lines passed pressure testing and bacterial testing requirements in April of 2021. Since the bacterial testing took place over a year ago, prior to service connection to homes the district ORC should be notified. Additional line flushing and testing may be required, at the developer's expense.

9. After record drawings are submitted the district will GPS all water services, hydrants, valves etc. and add the data to the district mapping system at the developer's expense.

Along with the above item's initial acceptance of the newly installed water utilities, the District Rules and Regulations (Section 3.7.2) require submittal and district approval of the following materials:

1. A brief description of the improvements to be accepted by the district (length of pipe, pipe size, number of hydrants, valves, meter pits, services, curb stops, etc.)
2. Copies of all invoices, statements, and evidence of payment thereof, including lien waivers from suppliers and subcontractors.
3. Evidence that any and all real property interests necessary to permit the district's use and occupancy of the improvements have been granted, or, if permitted solely in the discretion of the district, assurance acceptable to the district that the developer will execute or cause to be executed such instruments as shall satisfy this requirement.
4. A form bill of sale or other instrument of conveyance (in form and substance acceptable to the district in its reasonable discretion) by which the improvements are conveyed to the district. An exhibit showing the improvements shall accompany the bill of sale including pipe size, pipe length, location of valves, taps, meter pits, fire hydrants, and curb stops.
5. Assignment of any and all warranties with respect to the improvements or any components thereof.



6. Provide any and all operation and maintenance manuals for the improvements and any components thereof.

After site corrections and complete submittal of all required materials is reviewed and approved, initial acceptance will be voted on by the district board. An initial acceptance letter will be provided to you after board approval. The one-year warranty walk-through will take place approximately 11-months from the date of that letter.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

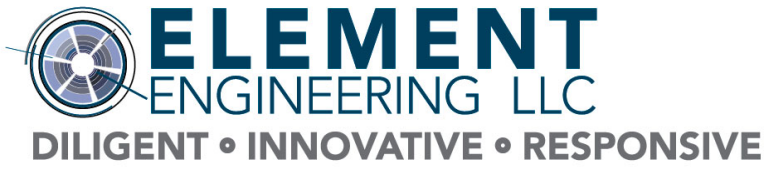
ELEMENT ENGINEERING

A handwritten signature in black ink, appearing to read 'Nicholas P. Marcotte'.

Nicholaus P. Marcotte, P.E.
President

Attachments:

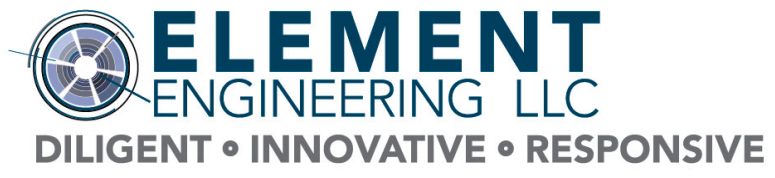
- 1) Punch list exhibit.
- 2) Photos of required corrections.



Country Club Ranchettes Filing 1– Initial Acceptance Punch List Photos.

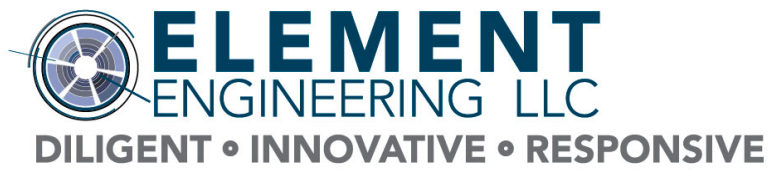
Locate box is under hydrant flange and can't be removed at stations 11+85, 16+85 and 24+70, move locate box back.





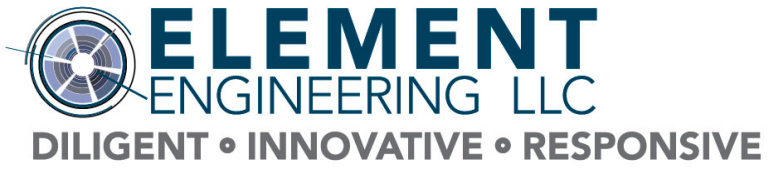
Tracer wire not connected to locate box lids, need connected at all hydrants.





Valve box at station 16+80 is full of debris, needs cleaned out.





Fire hydrant located at station 14+75, needs tracer wire test station installed

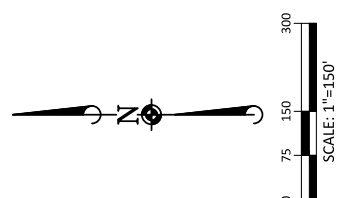


NO.	REVISIONS	DATE



COUNTRY CLUB RANCHETTES
ADAMS COUNTY, COLORADO
OVERALL UTILITY PLAN

PROJ. NO.: DIR
PROJ. ASSOC.: LMM
DRAWN BY: TFS
DATE: 10/22/19
SHEET
67 OF 84
PCHACCC001



UTILITY NOTES:

1. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
2. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
3. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
5. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
6. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
7. ALL WATER MAIN SHALL BE 7.0' BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE. WATER MAINS SHALL HAVE A MINIMUM OF 5.0', AND A MAXIMUM OF 10.0' OF COVER FROM FINISHED GRADE TO THE TOP OF THE PIPE.
8. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION AS THE ONLY OBJECTS THAT MAY OCCUR ON THE SITE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
9. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY, WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
10. STORM SEWER PIPE LENGTHS ARE TO CENTER OF MANHOLE, INSIDE FACE OF INLET WALLS OR END OF FEES.
11. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
12. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
13. GAS SLEEVES SHALL BE 4" DIAMETER SCHEDULE 40 PVC. SLEEVES SHALL BE BURIED 36" FROM TOP OF SLEEVE TO FINAL GRADE. SLEEVES ARE TO BE CAPPED AND MARKED ON BOTH SIDES OF THE ROADWAY WITH STAKE AND TRACER WIRE. SLEEVES MUST MAINTAIN A MINIMUM 12" OF SEPARATION.
14. ELECTRIC SLEEVES SHALL BE 4" DIAMETER SCHEDULE 40 PVC. SLEEVES SHALL BE BURIED 48" FROM TOP OF SLEEVE TO FINAL GRADE. SLEEVES ARE TO BE CAPPED AND MARKED ON BOTH SIDES OF THE ROADWAY WITH STAKE AND TRACER WIRE. SLEEVES MUST MAINTAIN A MINIMUM 12" OF SEPARATION.
15. DRIVEWAY LOCATIONS WILL BE DETERMINED BY THE LOT OWNER AND WILL BE RELATED TO THE COUNTY CURBS DURING THE RESIDENTIAL BUILDING PERMIT PROCESS. DRIVEWAYS SHALL FOLLOW ADAMS COUNTY REQUIREMENTS FOR MINIMUM WIDTH AND CONSTRUCTION MATERIAL.
16. EACH DRIVEWAY WILL BE REQUIRED TO HAVE A CULVERT INSTALLED, AS SHOWN ON THE DETAIL ON SHEET 79. THE CULVERT PIPES SHALL EXTEND A MINIMUM OF 5' BEYOND THE ENDS OF THE DRIVEWAY. THE CULVERT PIPES SHALL BE INSTALLED AT THE BOTTOM OF THE DRIVEWAY AND SHALL MATCH THE ELEVATION OF THE BOTTOM OF THE ROADSIDE DITCH. CULVERT PIPES SHALL BE CMP. CULVERT PIPE SIZES VARY AND ARE LISTED ON THE TABLE BELOW.
17. STORM PIPES WITHIN THE RIGHT OF WAY SHALL BE CLASS III RCP.

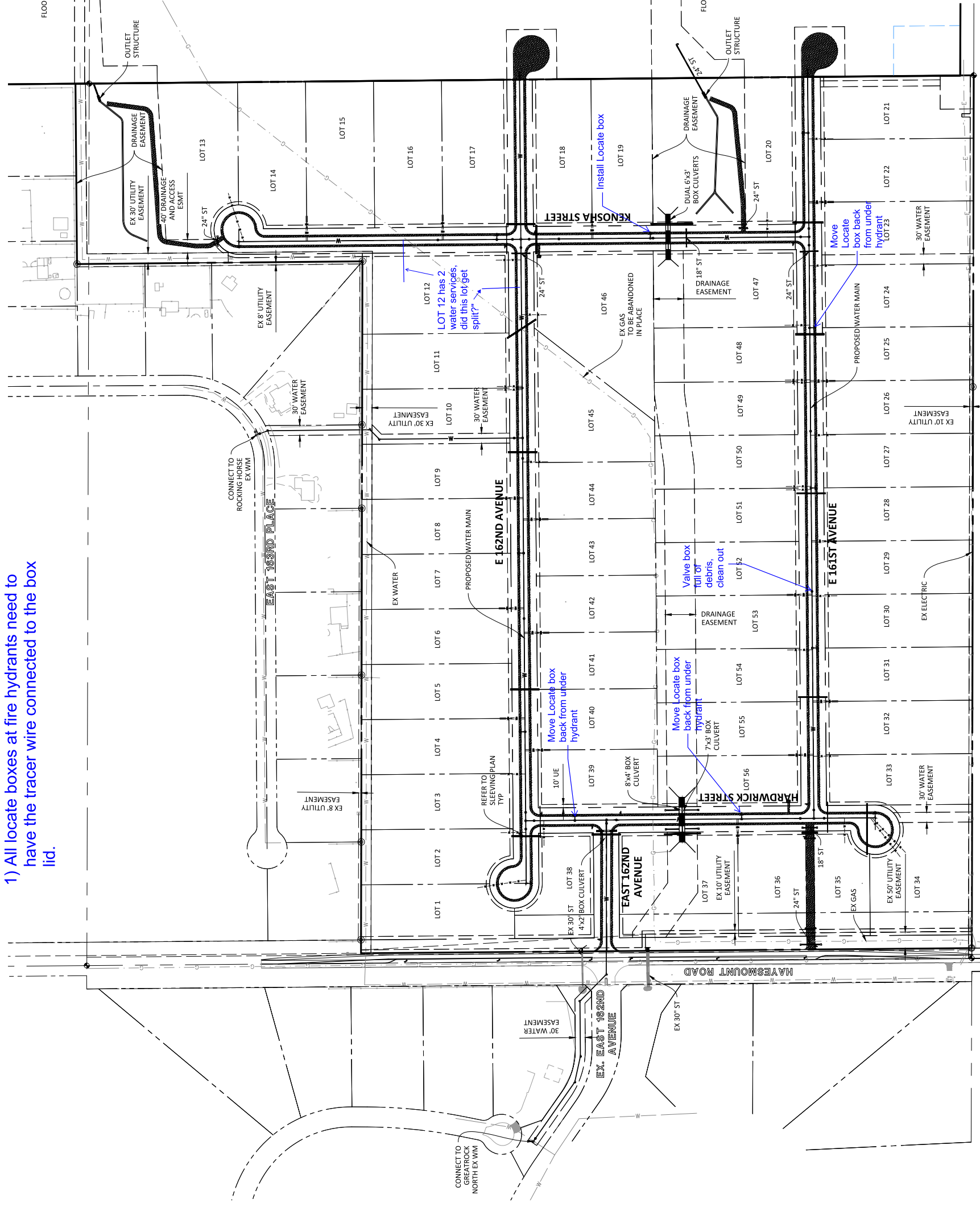
ALL WORK SHALL BE CONSTRUCTED TO THE GREATROCK NORTH WATER AND SANITATION DISTRICT RULES AND REGULATIONS. THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE DISTRICT RULES AND REGULATIONS AND REGULATIONS AND OTHER DISTRICT REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

APPROVED BY: DANIEL J. RODRIGUEZ DATE

DRIVEWAY CULVERT TABLE

LOT #	CULVERT DIAMETER
LOTS 1 - 5	18"
LOTS 6 - 14	24"
LOTS 15 - 23	18"
LOTS 24 - 29	24"
LOTS 30 - 56	18"

1) All locate boxes at fire hydrants need to have the tracer wire connected to the box lid.



Know what's below.
Call before you dig.



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
www.RECinc.net

**Greatrock North Water & Sewer District
ORC Report
July 5, 2022**

Rocking Horse Farms Tank Fill Valve

The RHF Tank fill valve is experiencing on going issues with automatic control. REC and TLECC verified the issues are not electrical or SCADA control problem. Local CLA-Valve representative contacted to schedule site visit to inspect the valve to determine 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 plan to isolate valve for inspection. Presently there is no isolation valve with in the PRV pit and no valves indicated on plant drawings. Repair and/or replacement will need to take place during low demand season due to inability to fill tank while valve is out of service.

Update – Site walk through schedule 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 prior to replacement of RHF fill valve.

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

Laramie Fox Hills 3 Well

The VFD for the Laramie Fox Hills has failed and will need to be replaced. Operations responded to a well failure alarm and found the VFD screen unresponsive. REC ESD was called onsite to further troubleshoot and found the VFD had experienced electrical issue causing many of the internal components to be damaged. The VFD has been bypassed allowing LFH3 to be used at full speed for augmentation. REC ESD is presently working on pricing and availability for a replacement VFD and will submit and estimate once this information is received.

Update – VFD replacement was approved during previous months board meeting however REC ESD is sourced an alternative VFD due to long lead time of the original replacement. Updated quote has been forwarded for approval.

Update – VFD for LF3 is on order with an anticipated delivery of estimated delivery of July 2022.

Augmentation

On 6/6/22 BBA Water requested augmentation of 100 gpm, request completed on 6/6/22.

Additional Services

Investigating potential leak on water line at 162nd and Haysmount. Met with Element Engineering to determine location of district assets to water ponding. Investigation is ongoing prior to excavation.

Update – The water ponding at 162nd and Haysmount has receded, will continue to monitor for any potential signs of a leak.

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
June					718	321	689	298	693	302
May					691	277	762	313	743	308
April	1050	433	795	415	495	165	385	125	369	118
March					387	128	572	219	513	190
February	846	388	824	387	553	297	699	299	723	292
January					658	275	678	265	662	268
December					675	295	658	282	638	291
November	1087	451	1180	450	621	237	653	240	643	238
October					684	244	432	145	470	155
September					333	100	362	111	355	109
August	998	421	1208	547	713	315	617	261	639	272
July					654	275	615	278	648	280
June					869	394	860	383	888	390
Minumum	846	388	795	387	333	100	362	111	355	109
Maximum	1087	451	1208	547	869	394	860	383	888	390
Average	995	423	1002	450	619	256	614	248	614	247

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Client Number: 011-046103-OS00-2022	
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Document Pages: 29	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Cindy Jenkins
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	Minneapolis, MN 55402-1418
	Cindy.Jenkins@claconnect.com
	IP Address: 67.176.12.84

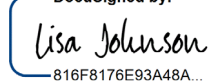
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Carbon Copy Events	Status	Timestamp
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Notary Events	Signature	Timestamp
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Payment Events	Status	Timestamps
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