

**GREATROCK NORTH WATER AND SANITATION DISTRICT**

8390 E. Crescent Pkwy., Suite 300  
Greenwood Village, CO 80111  
(P) 303-779-5710 (F) 303-779-0348  
www.colorado.gov/greatrocknorthwsd

*Mission: To provide the highest quality of water at the most affordable price for current customers and to provide for the expansion of the District as growth occurs.*

**NOTICE OF SPECIAL MEETING/WORK SESSION AND AGENDA**

---

**DATE:** October 26, 2021  
**TIME:** 4:30 P.M.  
**LOCATION:** **This meeting will be held via teleconferencing and can be joined through the directions below:**

**ACCESS:** You can attend the meeting in any of the following ways:

- 1. To attend via Zoom videoconference use the below link –  
<https://us02web.zoom.us/j/84118616076?pwd=WXNmTFF5ZkM3RUtsSIJ5cDBZQ1NxZz09>

**Meeting ID:** 841 1861 6076    **Password:** 979425

- 2. Or by calling 1-346-248-7799 (& entering Meeting ID and password)

<u>Board of Directors:</u>	<u>Office</u>	<u>Term Expires</u>
Robert William Fleck	President	May, 2023
John D. Wyckoff	Vice President	May, 2022
Jeffrey Polliard	Treasurer	May, 2022
Brian K. Rogers	Secretary	May, 2023
Dave Lozano	Asst. Secretary	May, 2022

---

<u>Consultants:</u>	
Lisa A. Johnson	District Manager
Jennifer Gruber Tanaka, Esq.	District General Counsel
Nicholaus Marcotte, PE	District Engineer
Mike Murphy	District Operator in Responsible Charge

- I. ADMINISTRATIVE MATTERS
  - A. Present Disclosures of Potential Conflicts of Interest.

---

B. Approve Agenda.

---

II. FINANCIAL MATTERS

A. Review draft 2022 Budget (enclosure - 001).

---

III. ENGINEERING MATTERS

A. Capital Projects Update

---

1. Evaporation Pond (enclosure - 002)

---

IV. OPERATIONS AND MAINTENANCE MATTERS

---

V. OTHER MATTERS

---

VI. COMMUNITY COMMENTS (ITEMS NOT ON THE AGENDA ONLY. COMMENTS LIMITED TO 3 MINUTES PER PERSON AND TAKEN IN ORDER LISTED ON SIGN UP SHEET).

---

VII. ADJOURNMENT

---

**THE NEXT MEETING IS SCHEDULED  
for Tuesday, November 2, 2021  
at 4:30 p.m.**

**GREATROCK NORTH WATER AND SANITATION DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2022**

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
SUMMARY  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

10/7/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 7/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ 4,587,885	\$ 4,813,150	\$ 4,710,142	\$ 4,710,142	\$ 5,009,003
<b>REVENUES</b>					
Property Taxes	929,721	957,174	938,761	957,174	1,024,714
Specific Ownership Taxes	68,129	67,002	44,037	67,002	71,730
Interest Income	33,966	30,000	1,797	3,081	3,000
Other Revenue	1,228	-	-	-	-
Service Charges - Greatrock	210,691	163,723	69,229	118,678	163,723
Service Charges - Rocking Horse	141,731	120,355	52,860	90,617	120,355
Service Charges - Box Elder	196,633	198,813	95,628	163,934	198,813
Service Charges - Hayesmout	19,070	25,676	11,368	19,488	25,676
Available of Service Fees	4,175	2,000	-	-	3,000
Inspection Fees	2,532	2,000	515	883	2,000
Transfer Fees	7,700	3,000	2,975	5,100	3,000
Water Meters	1,633	3,000	-	-	3,000
Dev Fees - Hayesmout Estates	63,900	-	-	-	-
Box Elder - Water Lease Irrigation	7,500	7,500	7,500	7,500	7,500
Late Fees / Penalties	4,664	9,000	(401)	-	-
Loan Proceeds	1,970,000	-	-	-	-
Total revenues	3,663,273	1,589,243	1,224,269	1,433,457	1,626,511
Total funds available	8,251,158	6,402,393	5,934,411	6,143,599	6,635,514
<b>EXPENDITURES</b>					
General and Administrative	267,950	224,068	144,484	238,408	312,142
Operations and Maintenance	401,560	652,293	192,652	348,666	671,580
Debt Service	2,339,443	389,395	105,495	389,395	391,396
Capital Projects	532,063	3,267,500	97,014	158,127	4,419,365
Total expenditures	3,541,016	4,533,256	539,645	1,134,596	5,794,483
Total expenditures and transfers out requiring appropriation	3,541,016	4,533,256	539,645	1,134,596	5,794,483
ENDING FUND BALANCES	\$ 4,710,142	\$ 1,869,137	\$ 5,394,766	\$ 5,009,003	\$ 841,031
ADMIN / OPER FUNDS AVAILABLE	\$ 3,465,556	\$ 1,788,055	\$ 4,265,899	\$ 3,934,429	\$ 729,663
CAPITAL FUNDS AVAILABLE	1,137,462	-	1,040,448	979,335	-
CAPITAL RESERVE	25,000	50,000	50,000	50,000	75,000
DEBT SERVICE FUNDS AVAILABLE	82,124	31,082	38,419	45,239	36,368
TOTAL RESERVE	\$ 4,710,142	\$ 1,869,137	\$ 5,394,766	\$ 5,009,003	\$ 841,031

No assurance provided. See summary of significant assumptions.

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

10/7/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 7/31/2021	ESTIMATED 2021	BUDGET 2022
<b>ASSESSED VALUATION - Adams County</b>					
Residential	\$ 18,380,620	\$ 19,170,760	\$ 19,170,760	\$ 19,170,760	\$ 20,051,720
Commercial	-	-	-	-	5,660
Agricultural	16,290	27,660	27,660	27,660	39,440
State Assessed	9,050	12,460	12,460	12,460	23,950
Vacant Land	744,010	472,390	472,390	472,390	638,800
Personal Property	550,570	632,870	632,870	632,870	987,440
Other - Oil and Gas	51,540	49,280	49,280	49,280	55,420
	<u>19,752,080</u>	<u>20,365,420</u>	<u>20,365,420</u>	<u>20,365,420</u>	<u>21,802,430</u>
Adjustments	-	-	-	-	-
Certified Assessed Value	<u>\$ 19,752,080</u>	<u>\$ 20,365,420</u>	<u>\$ 20,365,420</u>	<u>\$ 20,365,420</u>	<u>\$ 21,802,430</u>
<b>MILL LEVY</b>					
General	26.750	30.500	30.500	30.500	30.500
Debt Service	20.250	16.500	16.500	16.500	16.500
Total mill levy	<u>47.000</u>	<u>47.000</u>	<u>47.000</u>	<u>47.000</u>	<u>47.000</u>
<b>PROPERTY TAXES</b>					
General	\$ 528,368	\$ 621,145	\$ 621,145	\$ 621,145	\$ 664,974
Debt Service	399,980	336,029	336,029	336,029	359,740
	<u>928,348</u>	<u>957,174</u>	<u>957,174</u>	<u>957,174</u>	<u>1,024,714</u>
Levied Property Taxes	928,348	957,174	957,174	957,174	1,024,714
Adjustments to Actual/Rounding	1,373	-	(18,413)	-	-
Budgeted Property Taxes	<u>\$ 929,721</u>	<u>\$ 957,174</u>	<u>\$ 938,761</u>	<u>\$ 957,174</u>	<u>\$ 1,024,714</u>
<b>BUDGETED PROPERTY TAXES</b>					
General	\$ 529,150	\$ 621,145	\$ 609,196	\$ 621,145	\$ 664,974
Debt Service	400,571	336,029	329,565	336,029	359,740
	<u>\$ 929,721</u>	<u>\$ 957,174</u>	<u>\$ 938,761</u>	<u>\$ 957,174</u>	<u>\$ 1,024,714</u>

No assurance provided. See summary of significant assumptions.

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
ENTERPRISE FUND  
2022 BUDGET**

6

**WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

10/7/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 7/31/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUNDS AVAILABLE	\$ 4,587,885	\$ 4,813,150	\$ 4,710,142	\$ 4,710,142	\$ 5,009,003
<b>REVENUES</b>					
Property Taxes	929,721	957,174	938,761	957,174	1,024,714
Specific Ownership Taxes	68,129	67,002	44,037	67,002	71,730
Interest Income	33,966	30,000	1,797	3,081	3,000
Other Revenue	1,228	-	-	-	-
Service Charges - Greatrock	210,691	163,723	69,229	118,678	163,723
Service Charges - Rocking Horse	141,731	120,355	52,860	90,617	120,355
Service Charges - Box Elder	196,633	198,813	95,628	163,934	198,813
Service Charges - Hayesmount	19,070	25,676	11,368	19,488	25,676
Available of Service Fees	4,175	2,000	-	-	3,000
Inspection Fees	2,532	2,000	515	883	2,000
Transfer Fees	7,700	3,000	2,975	5,100	3,000
Water Meters	1,633	3,000	-	-	3,000
Dev Fees - Hayesmount Estates	63,900	-	-	-	-
Box Elder - Water Lease Irrigation	7,500	7,500	7,500	7,500	7,500
Late Fees / Penalties	4,664	9,000	(401)	-	-
Loan Proceeds	1,970,000	-	-	-	-
Total revenues	<u>3,663,273</u>	<u>1,589,243</u>	<u>1,224,269</u>	<u>1,433,457</u>	<u>1,626,511</u>
Total funds available	<u>8,251,158</u>	<u>6,402,393</u>	<u>5,934,411</u>	<u>6,143,599</u>	<u>6,635,514</u>
<b>EXPENDITURES</b>					
General and Administrative					
Accounting	49,105	32,000	26,701	46,000	48,000
Audit	8,357	9,000	656	10,000	10,000
County Treasurer's Fee	13,962	14,358	13,998	14,358	15,371
Directors' Fees	6,700	6,000	3,700	6,500	6,000
District Management	91,865	62,000	55,650	90,000	90,000
Dues and Membership	-	-	1,228	1,228	1,300
Election	2,503	-	-	-	50,000
Insurance and Bonds	18,791	22,000	17,837	17,837	19,621
Legal	68,512	63,250	19,588	45,000	64,350
Miscellaneous	7,510	15,000	4,843	7,000	7,000
Payroll Taxes	645	460	283	485	500
Subtotal - G&A	<u>267,950</u>	<u>224,068</u>	<u>144,484</u>	<u>238,408</u>	<u>312,142</u>
Operations and Maintenance					
Customer Billing	34,924	25,000	22,136	35,000	38,500
Distribution System Mntc	9,771	42,223	400	400	4,700
Engineering - Administration	24,196	35,350	16,753	35,550	35,550
Engineering - Operations	10,560	33,320	4,105	10,000	35,550
Equipment and Tools	2,263	5,000	-	-	5,000
Facility Maintenance & Repair	67,329	15,800	17,918	36,000	10,000
Generator Preventative Mntc	9,717	12,600	3,633	10,000	12,600
GIS	6,912	8,000	2,199	7,000	7,000
Locates	3,222	5,000	3,916	8,000	8,000
Maintenance & Repair - Box Elder	-	-	1,373	-	-
Meter Reading	7,879	3,000	4,638	6,000	3,600
Operator Services	57,928	64,800	42,655	64,800	104,543
Plant Supplies	9,252	11,500	3,916	8,000	19,000
Project Mgmt / Oper Admin	3,146	11,200	670	1,500	11,200
Rules and Regulations	-	1,500	-	-	1,000
Testing and Reporting	7,885	12,000	5,053	12,000	12,267
Treatment - Maintenance & Repair	6,777	44,000	9,988	9,988	100,570
Utilities	61,972	50,000	31,899	61,428	65,000
Water Meters - Cap	8,386	1,000	713	1,000	1,000
Water Rights Dev - Eng.	58,519	32,000	15,845	32,000	41,500
Water Rights Dev - Legal	10,922	75,000	4,842	10,000	80,000
Well - Rehab & Repair	-	89,000	-	-	-
Contingency	-	75,000	-	-	75,000
Subtotal - O&M	<u>401,560</u>	<u>652,293</u>	<u>192,652</u>	<u>348,666</u>	<u>671,580</u>

No assurance provided. See summary of significant assumptions.

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
ENTERPRISE FUND  
2022 BUDGET**

7

**WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

10/7/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 7/31/2021	ESTIMATED 2021	BUDGET 2022
<b>Debt Service</b>					
Bond Interest - 2010	40,355	-	-	-	-
Bond Interest - 2017	180,569	178,643	89,322	178,643	175,644
Loan Interest - 2020	8,018	24,552	16,173	24,552	24,552
Bond Principal - 2010	75,000	-	-	-	-
Bond Principal - 2017	70,000	75,000	-	75,000	85,000
Loan Principal - 2020	-	110,000	-	110,000	105,000
Bond Issue Costs	114,750	-	-	-	-
Paying Agent Fees	1,000	1,200	-	1,200	1,200
Payment to Refunding Escrow	1,849,751	-	-	-	-
Subtotal - Debt Service	2,339,443	389,395	105,495	389,395	391,396
<b>Capital Projects</b>					
Alluvial Well	52,989	105,000	2,129	3,000	102,000
Concentrate Pond	53,868	1,010,000	22,453	50,000	2,140,750
Reverse Osmosis Unit Upgrade	188,090	2,152,500	67,305	100,000	2,176,615
Meter Upgrades	203,281	-	5,127	5,127	-
Capital Repair & Replacement	33,835	-	-	-	-
Subtotal - Capital Projects	532,063	3,267,500	97,014	158,127	4,419,365
Total expenditures	3,541,016	4,533,256	539,645	1,134,596	5,794,483
Total expenditures and transfers out requiring appropriation	3,541,016	4,533,256	539,645	1,134,596	5,794,483
<b>ENDING FUNDS AVAILABLE</b>	<b>\$ 4,710,142</b>	<b>\$ 1,869,137</b>	<b>\$ 5,394,766</b>	<b>\$ 5,009,003</b>	<b>\$ 841,031</b>
<b>ADMIN / OPER FUNDS AVAILABLE</b>	<b>\$ 3,465,556</b>	<b>\$ 1,788,055</b>	<b>\$ 4,265,899</b>	<b>\$ 3,934,429</b>	<b>\$ 729,663</b>
<b>CAPITAL FUNDS AVAILABLE</b>	<b>1,137,462</b>	<b>-</b>	<b>1,040,448</b>	<b>979,335</b>	<b>-</b>
<b>CAPITAL RESERVE</b>	<b>25,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>75,000</b>
<b>DEBT SERVICE FUNDS AVAILABLE</b>	<b>82,124</b>	<b>31,082</b>	<b>38,419</b>	<b>45,239</b>	<b>36,368</b>
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 4,710,142</b>	<b>\$ 1,869,137</b>	<b>\$ 5,394,766</b>	<b>\$ 5,009,003</b>	<b>\$ 841,031</b>

No assurance provided. See summary of significant assumptions.

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Greatrock North Water and Sanitation District (District), was organized on May 27, 1998, as a quasi-municipal corporation and a political subdivision of the State of Colorado, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Adams County, Colorado. The District's purpose is to design, financing, acquisition and construction of certain infrastructure improvements necessary to provide public water and stormwater drainage and detention to the property owners and residents of the District.

The District has no employees and all operations and administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. For financial statements reporting under generally accepted accounting principles (GAAP), the District uses the full accrual basis of accounting. Consequently, the terminology of "Funds Available" is used in the budget to distinguish the difference from GAAP accounting for Fund Balance. Funds Available represents each fund's current assets less its current liabilities except for the current portion of long-term debt. In addition, the budget separates individual funds, which are included as one entity in the GAAP presentation.

The budget provides for the annual debt service on the District's general obligation debt as well as the general operation of the District and capital improvements.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.



**GREATROCK NORTH WATER AND SANITATION DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected by the General Fund and Debt Service Fund.

**Water Service Charges**

The District bills its customers monthly for water services. Revenue for water service is comprised of billings to residential customers. Fees are based upon a base fee and water meter readings at established rates.

**Availability of Service Fees**

The District anticipates collecting approximately \$3,000 in availability of service fees. Availability of service fees are imposed on properties in need of future services.

**Water Lease Irrigation**

The District anticipates collecting \$7,500 from Box Elder Creek Ranch Water Company for the option to lease a portion of its Laramie-Fox Hills aquifer ground water available for specific uses.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on historical interest earnings.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and meeting expense. Operating and maintenance expenditures are estimated expenditures related to the operation, repair and maintenance of the District water plant and systems.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Capital Outlay**

The budget anticipates construction activity during 2022, primarily for infrastructure improvements within the development. These expenditures are detailed within the budget.

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (continued)**

**Debt Service**

Principal and interest payments in 2022 are provided based on the debt amortization schedule from the \$4,750,000 Series 2017 General Obligation Refunding and Improvement Bonds and the \$1,970,000 Series 2020 Loan Agreement (discussed under Debt and Leases).

**Debt and Leases**

**Series 2017**

On December 21, 2017, the District issued \$4,750,000 in Series 2017 General Obligation Refunding and Improvement Bonds, which bears average interest of 2.950%, maturing on December 1, 2044. The Series 2017 Bonds refunded the Series 2007 Bonds and provided \$2,000,000 for capital infrastructure projects.

The bonds are secured by and payable from the levy of ad valorem taxes consisting of monies derived by the District from the following sources, net of any collection costs (1) revenues from an ad valorem mill levy imposed upon all taxable property of the District each year, and (2) the portion of the specific ownership tax which is collected as a result of the imposition of the mill levy. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the bonds without limitation as to rate and in an amount sufficient to pay the bonds when due. The adopted mill levies imposed the District, are displayed on the Property Tax Summary Information page of the budget.

**Series 2020**

On September 10, 2020, the District issued \$1,970,000 of debt under the Series 2020 Loan Agreement, which bears interest of 1.320%, maturing on December 1, 2030. The Series 2020 Loan refunded the Series 2010 Bonds.

The bonds are secured by and payable from the levy of ad valorem taxes consisting of monies derived by the District from the following sources, net of any collection costs (1) revenues from an ad valorem mill levy imposed upon all taxable property of the District each year, and (2) the portion of the specific ownership tax which is collected as a result of the imposition of the mill levy. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the bonds without limitation as to rate and in an amount sufficient to pay the bonds when due. The adopted mill levies imposed the District, are displayed on the Property Tax Summary Information page of the budget.

The District has no capital or operating leases.

**GREATROCK NORTH WATER AND SANITATION DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

**This information is an integral part of the accompanying budget.**

GREATROCK NORTH WATER AND SANITATION DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENT TO MATURITY  
December 31, 2022

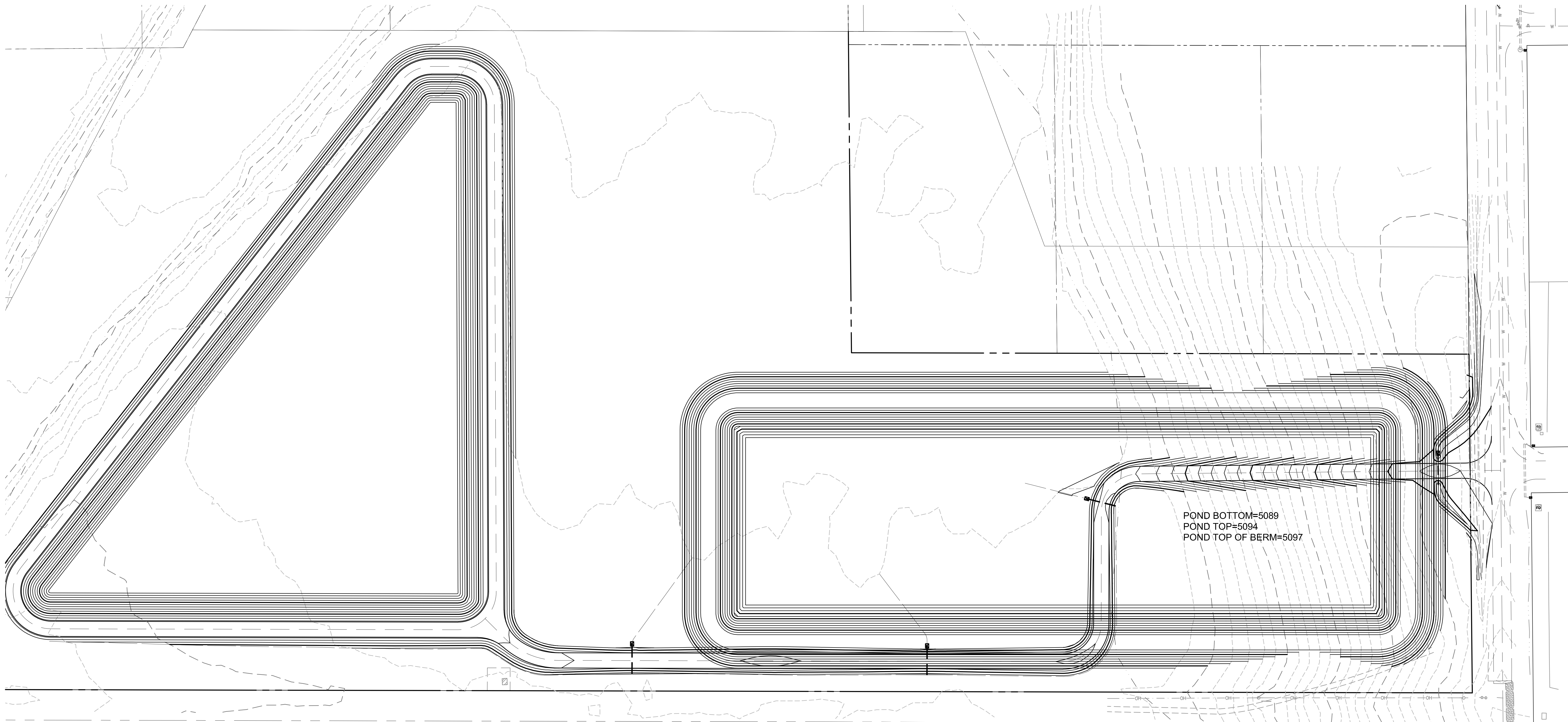
\$4,730,000 General Obligation Refunding and Improvement Bonds - Series 2017 Dated November 14, 2017 Interest Rate - 2.00% -5.00% Interest due June 1 and December 1 Principal due December 1			\$1,970,000 General Obligation Refunding Bonds Series 2020 Dated December 1, 2020 Interest Rate - 1.32% Interest due June 1 and December 1 Principal due December 1			TOTALS				
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	
2022	\$ 85,000	\$ 175,644	\$ 260,644	\$ 105,000	\$ 24,552	\$ 129,552	2022	\$ 190,000	\$ 200,196	\$ 390,196
2023	-	172,244	172,244	190,000	23,166	213,166	2023	190,000	195,410	385,410
2024	-	172,244	172,244	210,000	20,658	230,658	2024	210,000	192,902	402,902
2025	-	172,244	172,244	215,000	17,886	232,886	2025	215,000	190,130	405,130
2026	-	172,244	172,244	215,000	15,048	230,048	2026	215,000	187,292	402,292
2027	-	172,244	172,244	230,000	12,210	242,210	2027	230,000	184,454	414,454
2028	-	172,244	172,244	225,000	9,174	234,174	2028	225,000	181,418	406,418
2029	-	172,244	172,244	230,000	6,204	236,204	2029	230,000	178,448	408,448
2030	-	172,244	172,244	240,000	3,168	243,168	2030	240,000	175,412	415,412
2031	240,000	172,244	412,244	-	-	-	2031	240,000	172,244	412,244
2032	250,000	162,644	412,644	-	-	-	2032	250,000	162,644	412,644
2033	260,000	152,644	412,644	-	-	-	2033	260,000	152,644	412,644
2034	270,000	142,243	412,243	-	-	-	2034	270,000	142,243	412,243
2035	280,000	131,444	411,444	-	-	-	2035	280,000	131,444	411,444
2036	290,000	120,243	410,243	-	-	-	2036	290,000	120,243	410,243
2037	300,000	108,644	408,644	-	-	-	2037	300,000	108,644	408,644
2038	315,000	96,643	411,643	-	-	-	2038	315,000	96,643	411,643
2039	320,000	84,044	404,044	-	-	-	2039	320,000	84,044	404,044
2040	345,000	68,043	413,043	-	-	-	2040	345,000	68,043	413,043
2041	360,000	50,794	410,794	-	-	-	2041	360,000	50,794	410,794
2042	370,000	38,644	408,644	-	-	-	2042	370,000	38,644	408,644
2043	385,000	26,156	411,156	-	-	-	2043	385,000	26,156	411,156
2044	390,000	13,163	403,163	-	-	-	2044	390,000	13,163	403,163
	<u>\$ 4,460,000</u>	<u>\$ 2,921,189</u>	<u>\$ 7,381,189</u>	<u>\$ 1,860,000</u>	<u>\$ 132,066</u>	<u>\$ 1,992,066</u>		<u>\$ 6,320,000</u>	<u>\$ 3,053,255</u>	<u>\$ 9,373,255</u>

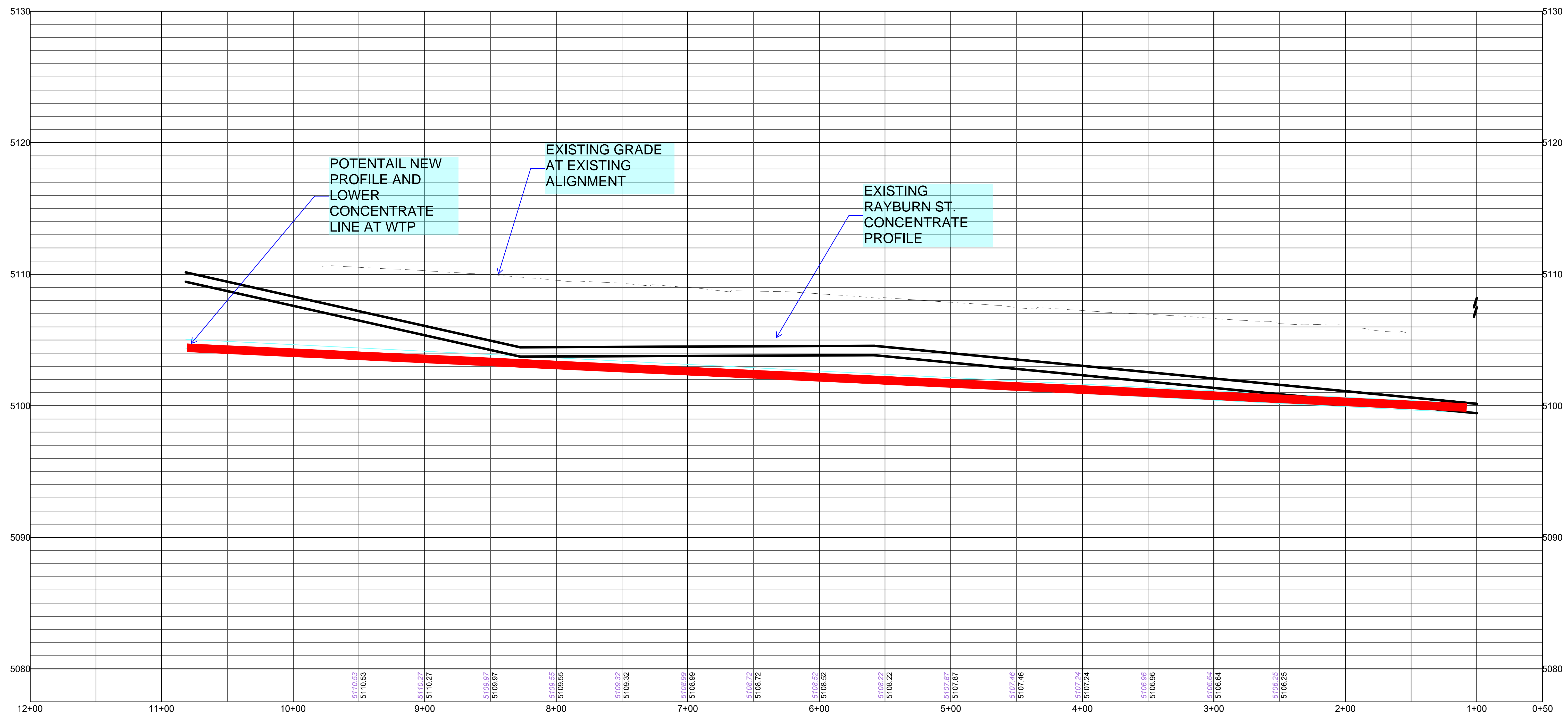
No assurance provided. See summary of significant assumptions.

GREATROCK NORTH WATER AND SANITATION DISTRICT					
ALTERNATIVE I: EAST THIRD CONCENTRATE POND, HUDSON MILE RD ALIGNMENT AND RAYBURN ST REPLACEMENT					
ESTIMATE DATED OCTOBER 2021					
Item	Description	Qty	Unit	Unit Price	Subtotal
1	8-inch Diameter Gate Valve, Valve Box	6	EA	\$ 1,800.00	\$ 10,800
2	8-inch Diameter SDR 35 PVC w/ All Appurtenances <10 ft Depth	3,000	LF	\$ 80.00	\$ 240,000
3	8-inch Diameter SDR 35 PVC w/ All Appurtenances >10 ft Depth	1,000	LF	\$ 150.00	\$ 150,000
4	Clean out to Grade	18	EA	\$ 1,500	\$ 27,000
5	6-inch Asphalt (E 162nd Avenue)	666	SY	\$ 65	\$ 43,290
6	6-inch Asphalt (Rayburn)	500	SY	\$ 65	\$ 32,468
7	6-inch Asphalt (Hudson Road)	556	SY	\$ 65	\$ 36,108
8	Cut and Stockpile	27,134	CY	\$ 4.00	\$ 108,536
9	Fill and Compaction	58,502	CY	\$ 4.00	\$ 234,008
10	6-Ft Tall Chain Link Fence w/ 3-Strand Barbed Wire	3,000	LF	\$ 38.00	\$ 114,000
11	CDOT Class 6 Base Course (Compacted, 4-inch Depth)	1,000	CY	\$ 35.00	\$ 35,000
12	60-Mil HDPE Secondary / 200 Mil Geonet / 60-Mil Primary	309,000	SF	\$ 3.00	\$ 927,000
<b>Subtotal Construction Items</b>					<b>\$ 1,958,209</b>
Bidding Services					\$ 13,500
Construction Observation (Part-Time Assumed)					\$ 45,000
Seeding/Erosion Control/Site Restoration					\$ 15,000
Traffic Control					\$ 5,000
Mobilization/Demobilization/Bonds/Insurance (Assume 5% of Subtotal of Construction Items)					\$ 97,910
Contractor's OH&P and General Conditions (10% of Subtotal of Construction Items)					\$ 195,821
Construction Contingency (10% of Subtotal of Construction Items)					\$ 195,821
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$ 2,526,261</b>
GREATROCK NORTH WATER AND SANITATION DISTRICT					
ALTERNATIVE IA - EAST THIRD CONCENTRATE POND, SCOLNICK EASEMENT ALIGNMENT AND RAYBURN ST REPLACEMENT					
ESTIMATE DATED OCTOBER 2021					
Item	Description	Qty	Unit	Unit Price	Subtotal
1	8-inch Diameter Gate Valve, Valve Box	6	EA	\$ 1,800.00	\$ 10,800
2	8-inch Diameter SDR 35 PVC w/ All Appurtenances	4,000	LF	\$ 80.00	\$ 320,000
3	Clean out to Grade	18	EA	\$ 1,500	\$ 27,000
4	6-inch Asphalt (E 162nd Avenue)	666	SY	\$ 65	\$ 43,290
5	6-inch Asphalt (Rayburn)	500	SY	\$ 65	\$ 32,468
6	Cut and Stockpile	27,134	CY	\$ 4.00	\$ 108,536
7	Fill and Compaction	58,502	CY	\$ 4.00	\$ 234,008
8	6-Ft Tall Chain Link Fence w/ 3-Strand Barbed Wire	3,000	LF	\$ 38.00	\$ 114,000
9	CDOT Class 6 Base Course (Compacted, 4-inch Depth)	1,000	CY	\$ 35.00	\$ 35,000
10	60-Mil HDPE Secondary / 200 Mil Geonet / 60-Mil Primary	309,000	SF	\$ 3.00	\$ 927,000
<b>Subtotal Construction Items</b>					<b>\$ 1,852,102</b>
Bidding Services					\$ 13,500
Construction Observation (Part-Time Assumed)					\$ 45,000
Seeding/Erosion Control/Site Restoration					\$ 15,000
Traffic Control					\$ 5,000
Mobilization/Demobilization/Bonds/Insurance (Assume 5% of Subtotal of Construction Items)					\$ 92,605
Contractor's OH&P and General Conditions (10% of Subtotal of Construction Items)					\$ 185,210
Construction Contingency (10% of Subtotal of Construction Items)					\$ 185,210
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$ 2,393,627</b>
GREATROCK NORTH WATER AND SANITATION DISTRICT					
ALTERNATIVE II - WEST THIRD CONCENTRATE POND, SCOLNICK EASEMENT ALIGNMENT AND RAYBURN ST REPLACEMENT					
ESTIMATE DATED OCTOBER 2021					
Item	Description	Qty	Unit	Unit Price	Subtotal
1	8-inch Diameter Gate Valve, Valve Box	6	EA	\$ 1,800.00	\$ 10,800
2	8-inch Diameter SDR 35 PVC w/ All Appurtenances	4,000	LF	\$ 80.00	\$ 320,000
3	Clean out to Grade	18	EA	\$ 1,500	\$ 27,000
4	6-inch Asphalt (E 162nd Avenue)	666	SY	\$ 65	\$ 43,290
5	6-inch Asphalt (Rayburn)	500	SY	\$ 65	\$ 32,468
6	Cut and Stockpile	64,621	CY	\$ 4.00	\$ 258,484
7	Fill and Compaction	16,801	CY	\$ 4.00	\$ 67,204
8	Roadway and Drainage Improvements	1	LS	\$ 55,000.00	\$ 55,000
9	6-Ft Tall Chain Link Fence w/ 3-Strand Barbed Wire	3,000	LF	\$ 38.00	\$ 114,000
10	CDOT Class 6 Base Course (Compacted, 4-inch Depth)	1,000	CY	\$ 35.00	\$ 35,000
11	60-Mil HDPE Secondary / 200 Mil Geonet / 60-Mil Primary	309,000	SF	\$ 3.00	\$ 927,000
<b>Subtotal Construction Items</b>					<b>\$ 1,890,246</b>
Bidding Services					\$ 13,500
Construction Observation (Part-Time Assumed)					\$ 45,000
Seeding/Erosion Control/Site Restoration					\$ 15,000
Traffic Control					\$ 5,000
Mobilization/Demobilization/Bonds/Insurance (Assume 5% of Subtotal of Construction Items)					\$ 94,512
Contractor's OH&P and General Conditions (10% of Subtotal of Construction Items)					\$ 189,025
Construction Contingency (10% of Subtotal of Construction Items)					\$ 189,025
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$ 2,441,307</b>

GREATROCK NORTH WATER AND SANITATION DISTRICT					
OPINION OF PROBABLE CONSTRUCTION COST - RAYBURN ST. CONCENTRATE LINE REPLACEMENT					
ESTIMATE DATED OCTOBER 2021					
Item	Description	Qty	Unit	Unit Price	Subtotal
1	8-inch Diameter Gate Valve, Valve Box	2	EA	\$ 1,800.00	\$ 3,600
2	8-inch Diameter SDR 35 PVC w/ All Appurtenances	900	LF	\$ 80.00	\$ 72,000
3	Clean out to Grade	4	EA	\$ 1,500	\$ 6,000
4	6-inch Asphalt (Rayburn)	500	SY	\$ 200	\$ 99,900
<b>Subtotal Construction Items</b>					<b>\$ 181,500</b>
Revision of GNWSD RO WTP Construction Plans (Structural, Plumbing, Electrical, Civil) and Design					\$ 15,500
Traffic Control					\$ 1,500
Mobilization/Demobilization/Bonds/Insurance (Assume 5% of Subtotal of Construction Items)					\$ 9,075
Contractor's OH&P and General Conditions (10% of Subtotal of Construction Items)					\$ 18,150
Construction Contingency (10% of Subtotal of Construction Items)					\$ 18,150
Elimination of Sump, Sump Pump from GNWSD RO WTP (Cost Reduction)					\$ 35,000
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$ 278,875</b>

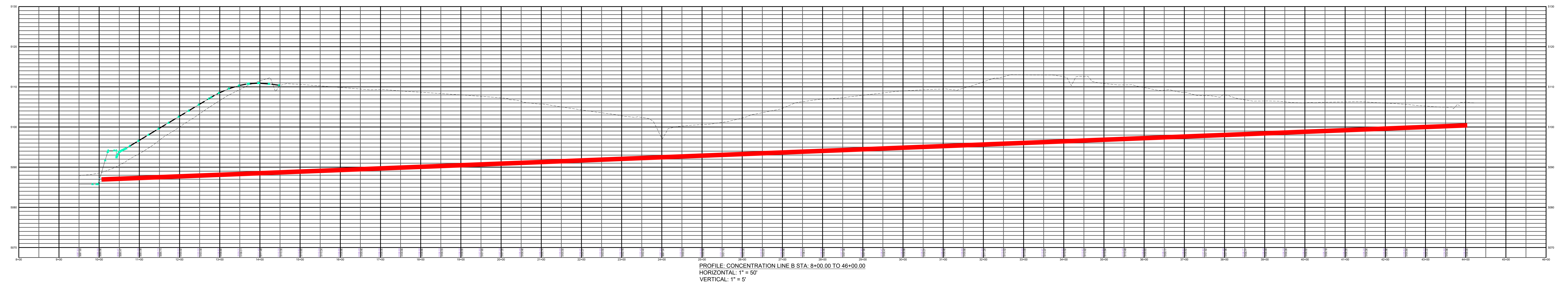
Note: This is not an additional cost to the Pond Alternative costs. This estimate is to display the cost of the Rayburn Street line replacement.





PROFILE: CONCENTRATION LINE A STA: 12+00.00 TO 0+50.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'

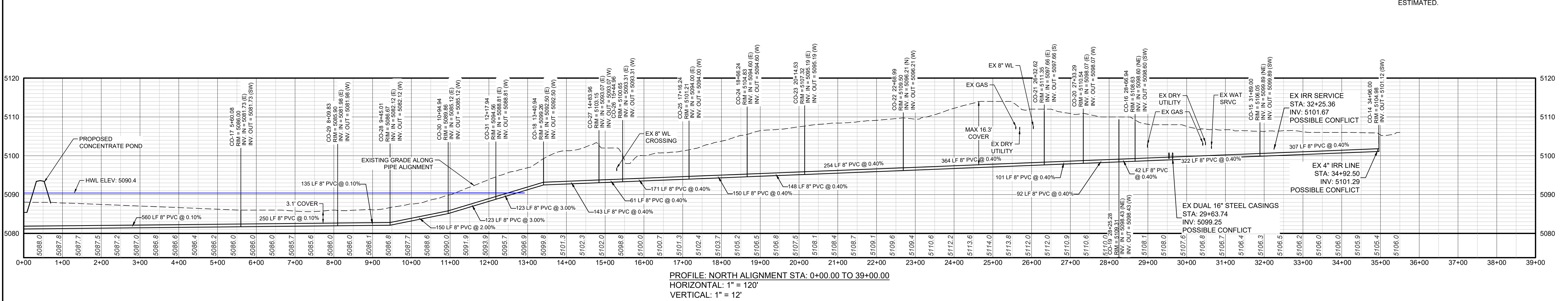
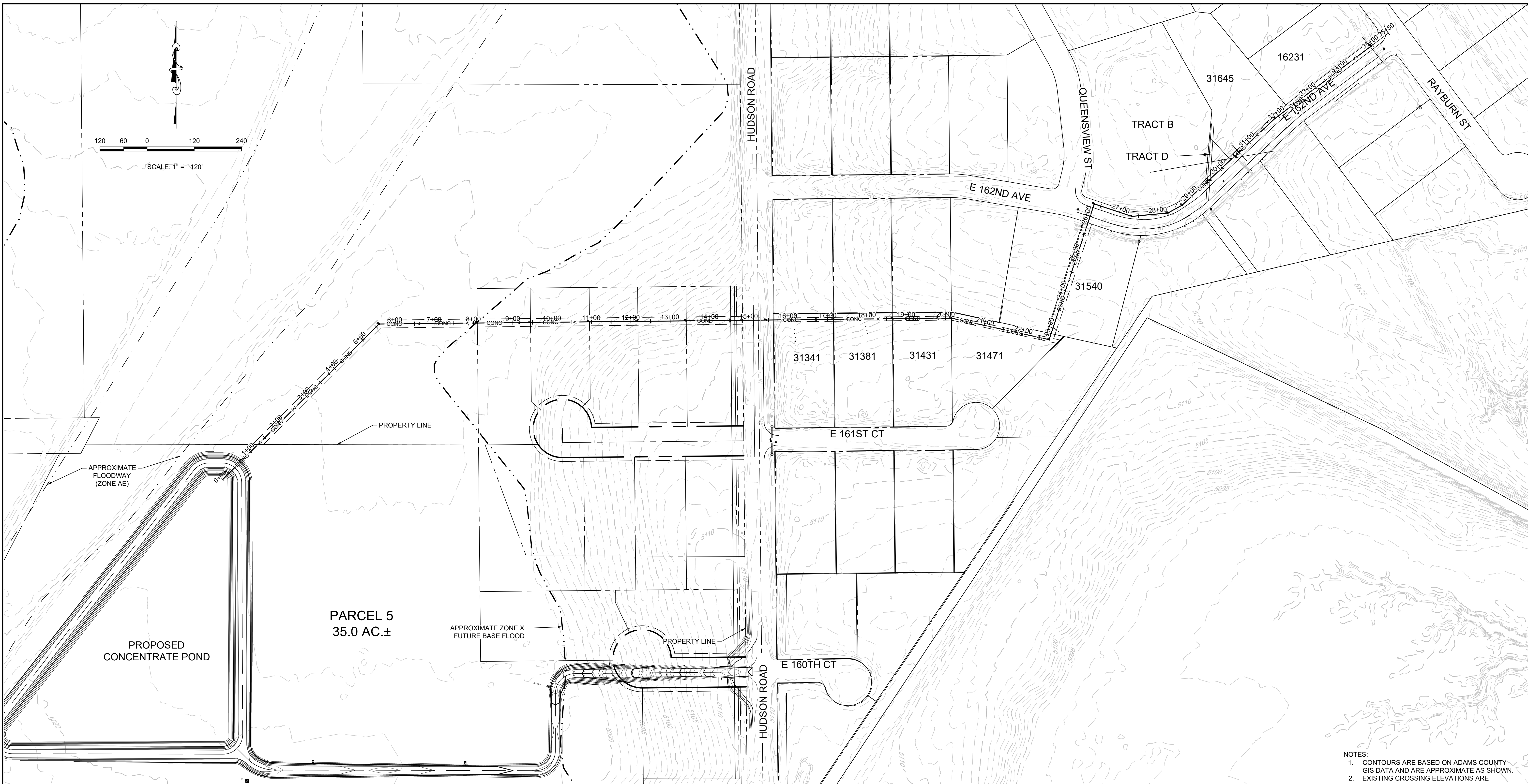




PROFILE: CONCENTRATION LINE B STA: 8+00.00 TO 46+00.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



N:\PROJECTS\MMI - GNWSD CONCENTRATE POND GRAVING\ENGINEERING\HIBT\60\% DESIGN\GIS PROFILES\_2021-02-16.DWG, CAULTON, 4/12/2021 1:39 PM



PROFILE: NORTH ALIGNMENT STA: 0+00.00 TO 39+00.00  
 HORIZONTAL: 1" = 120'  
 VERTICAL: 1" = 12'

- NOTES:
1. CONTOURS ARE BASED ON ADAMS COUNTY GIS DATA AND ARE APPROXIMATE AS SHOWN.
  2. EXISTING CROSSING ELEVATIONS ARE ESTIMATED.

SHEET NUMBER	1		
	DRAWN BY:	JMM	DATE: DEC 2020
CHECKED BY:	JMM	FILE NO:	8130326801
SCALE:	AS SHOWN		
GREATROCK NORTH WATER & SANITATION DISTRICT CONCENTRATE LINE PROFILE			
MMI WATER ENGINEERS, LLC			
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-8526 Fax: (720) 462-8526			
No.	Revisions	Date	Appr.