



ARABIAN ACRES METROPOLITAN DISTRICT
c/o Walker Schooler District Managers
614 N. Tejon St.
Colorado Springs, CO 80903

**SPECIAL BOARD MEETING
AGENDA AND NOTICE
WEDNESDAY, FEBRUARY 24, 2021
5:30 PM**

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/800588117>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 800-588-117

NOTICE IS HEREBY GIVEN that a Meeting of the Board of Directors of ARABIAN ACRES METROPOLITAN DISTRICT, Teller County, Colorado has been scheduled pursuant to emergency rules and regulations for Wednesday, February 24, 2021 at 5:30 p.m. via tele/videoconference for the purpose of addressing those matters in the Agenda set forth below.

Board of Directors / Term Expires

Allan Brown, 2022

Stan Claassen, 2022

Edith Coffman, 2023

Elizabeth Douglass, 2023

Lanny Hoel, 2023

Lynn Willow, ORC

Kevin Walker, WSDM

Rebecca Hardekopf, WSDM

Kristina Kulick, WSDM

1) ADMINISTRATIVE MATTERS

- a) Call to Order & Declaration of Quorum
- b) Confirm any Potential Conflicts of Interest
- c) Discussion and Approval of the Agenda
- a) Review and approve minutes from January 20, 2021 Regular Board meeting (see attached)

2) FINANCIAL MATTERS

- a) Review of billing and collection status
- b) Review and accept the January 31, 2021 Unaudited Financial Status
- c) Review and approve the Payment of Claims
- d) Consider approval of Glacier Construction Pay Application (see attached)
- e) Consider approval of Glacier Construction Change Order (see attached)
- f) Consider Substantial Completion for Glacier and Native Sun
- d) Update on Native Sun change orders – May require an executive session
- e) Consider approval additional funds for AquaWorks Hourly service contract
- f) Construction Project budget update and future steps

3) OTHER BUSINESS

- a) Trout Haven exclusion progress – (Report at the meeting)

4) OPERATORS REPORT – See Attached

- a) Discussion of recent freeze issues and meters

5) PUBLIC COMMENT

Comments will be limited to 3 minutes. Please remain respectful of the Board of Directors as well as of your fellow residents.

6) ADJOURNMENT

THE NEXT REGULARLY SCHEDULED MEETING IS SCHEDULED FOR WEDNESDAY, MARCH 17, 2021 at 5:30 p.m.

**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
ARABIAN ACRES METROPOLITAN DISTRICT**

January 20, 2021 at 5:30 P.M.

Via Telephone and Video Conference Call

In attendance were Directors:

Allan Brown
Stan Claassen
Edith Coffman
Elizabeth Douglass
Lanny Hoel

Also in attendance were:

Kevin Walker, WSDM
Rebecca Hardekopf, WSDM
Michael Groselle, AquaWorks
Lynn Willow, ORC
Brian Johnson, Lost Dutchman Resort
Members of the Public

1. ADMINISTRATIVE MATTERS

- a. Call to Order & Declaration of Quorum: President Coffman called the meeting to order at 5:30 p.m. and confirmed a quorum was present.
- b. Confirm any Potential Conflicts of Interest: The directors confirmed there were no potential conflicts of interest.
- c. Discussion and Approval of the Agenda: The Board approved the Agenda as presented.
- d. Review and approve minutes from December 16, 2020 Regular Board meeting: Director Claassen moved to approve the December 16, 2020 Minutes; seconded by Director Douglas. Motion passed unanimously.

2. FINANCIAL MATTERS:

- a. Review of billing and collection status: Mr. Walker reported on the billing and collection status.
- b. Review and accept the December 31, 2020 Unaudited Financial Status: Mr. Walker went over the unaudited financial status as of December 31, 2020 and confirmed the District is doing well financially. After review, Director Douglass moved to accept the unaudited financial status as of December 31, 2020; seconded by Director Hoel. Motion passed unanimously.
- c. Review and approve the Payment of Claims: Mr. Walker presented the Payment of Claims. After review and discussion, Director Claassen moved to approve the Payment of Claims as presented; seconded by Director Douglass. Motion passed unanimously.
- d. Consider approval of Glacier Construction Pay Application No. 6 (\$25,901.75): Mr. Walker noted the Pay Application No. 6 was included in the Payment of Claims. Mr. Groselle went over the Pay Application No. 6 in detail. Mr. Groselle recommended that the Board accept the work and submit the final completion certificate. After review and discussion, the Board decided to table the approval of the Pay Application until the next Board meeting.
- e. Consider approval of Glacier Construction Change Order No. 3 (-\$34,705.00): Director Claassen said he would need additional time to review the Change Order No. 3 since it was just received today, and he will not be voting to approve it tonight. Mr. Groselle went over the Change Order No. 3 in detail for the Board. Mr. Groselle confirmed he

reviewed the cost estimates and timesheets. After review and discussion, Director Douglass moved to approve the Glacier Construction Change Order No. 3 subject to Director Claassen's review and approval; seconded by Director Claassen. Motion passed unanimously.

- f. Construction Project budget update and future steps: Mr. Groselle recommended the Board approve and sign the certificate of completion. Mr. Walker discussed the remaining project budget and noted \$32,000 is remaining. Mr. Walker noted that the tank is due for its 5-year inspection and the condition will be assessed by a remote sensor at the end of the month.

3. OTHER BUSINESS

- a. Trout Haven Exclusion Progress: Mr. Walker reported on the Trout Haven Exclusion progress and noted he sent out a letter to all property owners which generated a lot of phone calls and questions. As of today, they have received 11 different petitions with the \$200 deposit which covers 20 total lots.

Mr. Walker explained that Brian Johnson with the Last Dutchman Resort is requesting consideration of excluding his 40 acres of vacant land, not including existing users. Mr. Walker recommended having the District's legal counsel review the request as well as the water attorney. Mr. Johnson explained the history and noted his initial request for exclusion in 2014 was denied by the Board which included all property within the District's boundaries, and he filed an appeal with the Board of County Commissioners which ultimately ended in a settlement. He explained his current proposal for exclusion would only include 40 acres of undeveloped portions of property within the District's boundaries. Mr. Johnson explained he would like to exclude his vacant undeveloped property from the District to have the opportunity to utilize his own water rights and the possibility to extend water mains in the future if he chose to develop the property. Mr. Johnson confirmed he is not wanting to exclude his existing commercial property from the District, so the District would not lose that revenue. Mr. Johnson thanked the Board for their time and left the meeting.

- 4. OPERATOR'S REPORT:** Mr. Willow presented the Operator's Report. Mr. Willow noted he is still working on getting the tank level dialed in with SCADA. Mr. Willow explained how the tank level calculation is done and how the sensor reads pressure to determine the level. It is currently not reading correctly, and Mr. Willow thinks it may be due to a plumbing issue, but he is working with High Tide to hopefully get it dialed in.

- 5. PUBLIC COMMENT:** President Coffman opened the meeting for public comment. Mr. Winterer noted that he remembers when the Pete Kuyper exclusion was denied in 2014 because he could not meet the requirements and refused to prove whether he could. He explained that he had a 1" line going into his system and he was charged for the 1" line instead of the ¾" line that everyone else had and was charged for. President Coffman confirmed that was what happened and noted that he needed the 1" line due to his campgrounds, and multiple showers and bathrooms, but he did not like paying for it.

6. UPDATE ON NATIVE SUN CHANGE ORDERS: Mr. Walker reported that he received communication back from Native Sun today and requested an Executive Session to receive direction from the Board on negotiations. Mr. Walker also requested that Mr. Groselle and Ms. Hardekopf join the Executive Session. Director Claassen moved to enter into Executive Session pursuant to §24-6-402(4)(e), C.R.S., for the purpose of discussion on Native Sun’s proposal submitted today and to give direction in negotiations; seconded by Director Douglass. Motion passed unanimously at 7:00 p.m. Director Claassen moved to come out of the Executive Session for the purposes of adjourning the meeting; seconded by Director Douglass. Motion passed unanimously at 7:10 p.m.

7. ADJOURNMENT: Director Claassen moved to adjourn the meeting; seconded by Director Brown. Motion passed unanimously at 7:10 p.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 20, 2021 MINUTES OF THE ARABIAN ACRES METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

Allan Brown

Stan Claassen

Edith Coffman

Elizabeth Douglass

Lanny Hoel

Arabian Acres Metropolitan District
Profit & Loss Budget vs. Actual
January 2021

02/10/21

Accrual Basis

	Jan 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
1-4000 · Capital Improvement Fees	10,005.76	120,000.00	-109,994.24	8.3%
1-4030 · Late Fee Revenue	255.07			
1-4050 · Water Service Fee	9,867.55	107,503.00	-97,635.45	9.2%
1-4080 · Water Usage	6,488.70	80,000.00	-73,511.30	8.1%
1-4090 · Trout Haven Exclusion Deposits	2,600.00			
2-4400 · Property Tax Revenue	0.00	122,843.28	-122,843.28	0.0%
2-4450 · Specific Ownership Tax	986.45	8,599.03	-7,612.58	11.5%
3-4000 · Grant Funds	60,000.00			
Total Income	90,203.53	438,945.31	-348,741.78	20.6%
Gross Profit	90,203.53	438,945.31	-348,741.78	20.6%
Expense				
1-6020 · Bank Service Charges	0.00	300.00	-300.00	0.0%
1-6050 · District Management-Operating	3,908.37	55,000.00	-51,091.63	7.1%
1-6060 · Dues Fees and Subscriptions	1,200.72	2,500.00	-1,299.28	48.0%
1-6065 · Engineering O&M	0.00	3,000.00	-3,000.00	0.0%
1-6080 · Insurance Expense-Operating	0.00	8,000.00	-8,000.00	0.0%
1-6090 · Office Supplies	0.00	200.00	-200.00	0.0%
1-6100 · Postage and Copies-Operating	150.00	2,000.00	-1,850.00	7.5%
1-6110 · Audit	0.00	8,000.00	-8,000.00	0.0%
1-6120 · Directors Fees	500.00	7,500.00	-7,000.00	6.7%
1-6130 · Legal	0.00	15,000.00	-15,000.00	0.0%
1-6150 · Water Billing	675.00	8,000.00	-7,325.00	8.4%
1-6170 · Chemicals and Supplies	0.00	2,000.00	-2,000.00	0.0%
1-6180 · ORC Fees-Operating	3,150.00	48,000.00	-44,850.00	6.6%
1-6190 · Repairs and Maintenance	79.04	15,000.00	-14,920.96	0.5%
1-6210 · Utilities	790.60	12,500.00	-11,709.40	6.3%
1-6220 · Water Distribution Purchases	0.00	10,000.00	-10,000.00	0.0%
1-6230 · Water Testing	21.00	7,000.00	-6,979.00	0.3%
2-6240 · Treasurer Collection Fee	0.00	1,842.65	-1,842.65	0.0%
3-6000 · Capital Outlay				
3-6002 · DOLA 1 Million Grant	40,830.55			
3-6000 · Capital Outlay - Other	22,393.20			
Total 3-6000 · Capital Outlay	63,223.75			
Total Expense	73,698.48	205,842.65	-132,144.17	35.8%
Net Ordinary Income	16,505.05	233,102.66	-216,597.61	7.1%
Other Income/Expense				
Other Income				
1-7020 · Interest Income - Operating	0.00	6,000.00	-6,000.00	0.0%
2-7000 · Interest Income	0.00	2,500.00	-2,500.00	0.0%
Total Other Income	0.00	8,500.00	-8,500.00	0.0%
Other Expense				
2-8000 · Bond Interest	0.00	51,580.00	-51,580.00	0.0%
2-8050 · National Rural Water Interest	118.58	1,288.89	-1,170.31	9.2%
2-8080 · Trustee Fees	0.00	500.00	-500.00	0.0%
Total Other Expense	118.58	53,368.89	-53,250.31	0.2%
Net Other Income	-118.58	-44,868.89	44,750.31	0.3%
Net Income	16,386.47	188,233.77	-171,847.30	8.7%

Arabian Acres Metropolitan District

Balance Sheet

02/10/21

As of January 31, 2021

Accrual Basis

	<u>Jan 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	733,991.08
1-1020 · Zions First National Bank	0.75
2-1000 · COLOTRUST 4001	34,154.43
2-1020 · COLOTRUST Reserve 8002	31,968.81
3-1000 · COLOTRUST-Capital Reserve 8003	237,416.48
Total Checking/Savings	<u>1,037,531.55</u>
Accounts Receivable	
1-1200 · Accounts Receivable	11,198.15
Total Accounts Receivable	<u>11,198.15</u>
Other Current Assets	
1-1210 · Accounts Receivable County	1,010.44
1-1300 · Property Tax Receivable	121,631.37
Total Other Current Assets	<u>122,641.81</u>
Total Current Assets	1,171,371.51
Fixed Assets	
1-1850 · Construction in Progress	699,333.06
Total Fixed Assets	<u>699,333.06</u>
Other Assets	
3-1500 · Capital Assets	1,262,622.90
3-1520 · Equipment	3,307.55
3-1540 · Land	101,000.00
3-1560 · Water Rights	172,588.00
3-1590 · Accumulated Depreciation	-474,196.00
Total Other Assets	<u>1,065,322.45</u>
TOTAL ASSETS	<u><u>2,936,027.02</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1-2000 · Accounts Payable	368,273.94
Total Accounts Payable	<u>368,273.94</u>
Other Current Liabilities	
DWRP 1.5 Million Loan	1,500,000.00
1-2020 · Accrued Interest	6,300.30
2-2200 · Deferred Revenue-Property Taxes	121,646.88
3-4090 · CWCB Meter Loan 400K	209,534.65
Total Other Current Liabilities	<u>1,837,481.83</u>
Total Current Liabilities	2,205,755.77
Long Term Liabilities	
2-2400 · 2007 Bonds Payable	1,040,000.00
2-2440 · Natural Rural Water	46,602.33
Total Long Term Liabilities	<u>1,086,602.33</u>
Total Liabilities	3,292,358.10

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Arabian Acres Metropolitan District

Balance Sheet

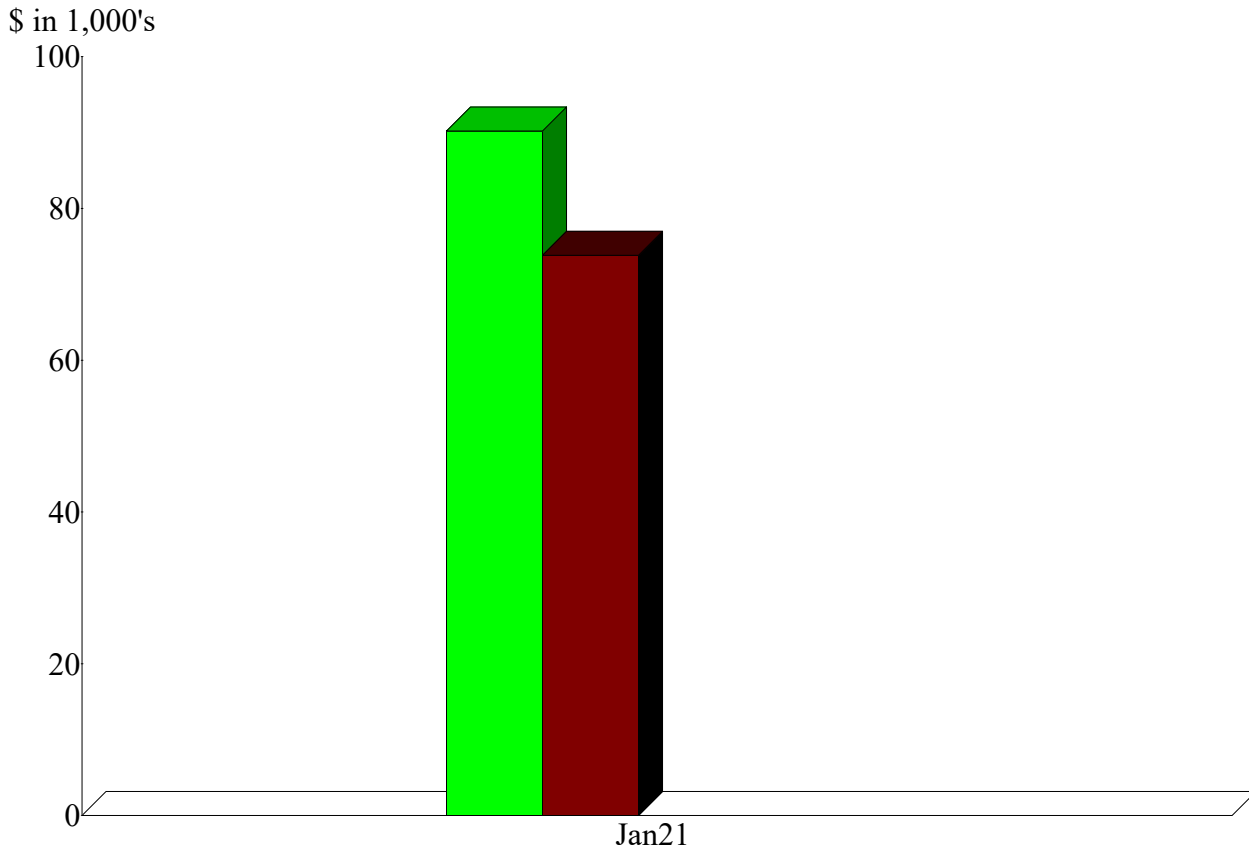
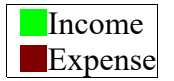
02/10/21

As of January 31, 2021

Accrual Basis

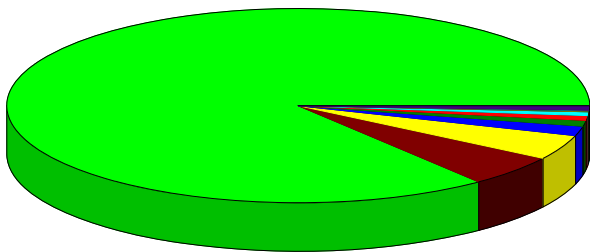
	<u>Jan 31, 21</u>
Equity	
30000 · Opening Balance Equity	215,933.51
32000 · Retained Earnings	-588,651.06
Net Income	16,386.47
	<hr/>
Total Equity	-356,331.08
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TOTAL LIABILITIES & EQUITY	<u><u>2,936,027.02</u></u>

Income and Expense by Month
January 2021



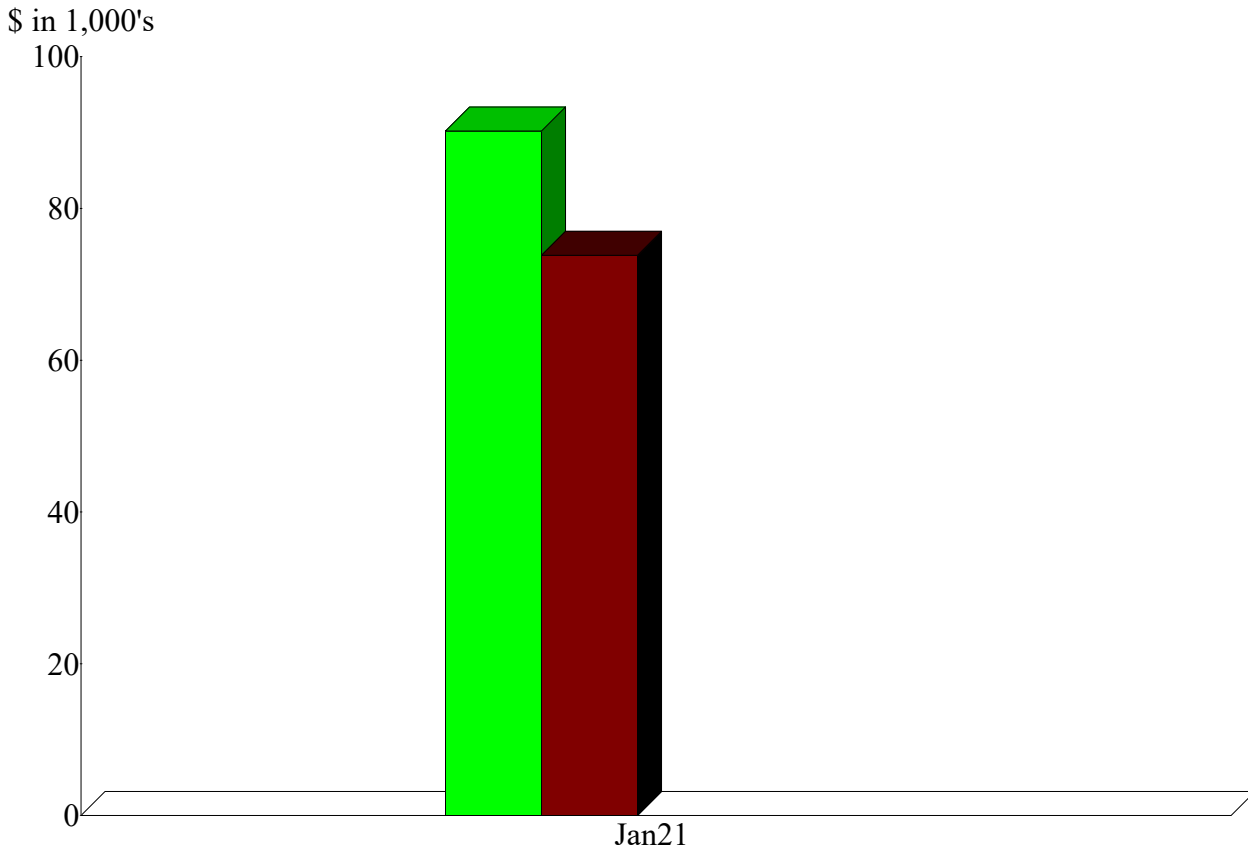
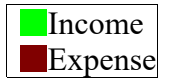
Expense Summary
January 2021

3-6000 · Capital Outlay	85.65%
1-6050 · District Management-Operating	5.29
1-6180 · ORC Fees-Operating	4.27
1-6060 · Dues Fees and Subscriptions	1.63
1-6210 · Utilities	1.07
1-6150 · Water Billing	0.91
1-6120 · Directors Fees	0.68
1-6100 · Postage and Copies-Operating	0.20
2-8050 · National Rural Water Interest	0.16
1-6190 · Repairs and Maintenance	0.11
Other	0.03
Total	\$73,817.06



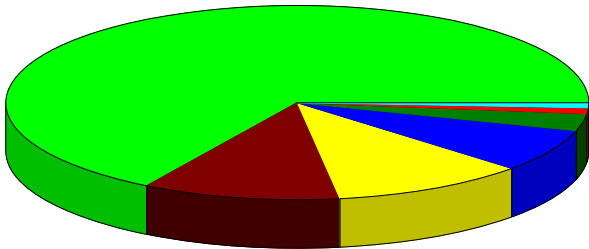
By Account

Income and Expense by Month January 2021



Income Summary January 2021

■	3-4000 · Grant Funds	66.52%
■	1-4000 · Capital Improvement Fees	11.09
■	1-4050 · Water Service Fee	10.94
■	1-4080 · Water Usage	7.19
■	1-4090 · Trout Haven Exclusion Deposits	2.88
■	2-4450 · Specific Ownership Tax	1.09
■	1-4030 · Late Fee Revenue	0.28
Total		\$90,203.53



By Account

Arabian Acres Metropolitan District

PAYMENT REQUEST

2/17/2021

GENERAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Edith Coffman	02172021EC	2/17/2021	\$ 100.00		\$ 100.00	
Lanny Hoel	02172021LH	2/17/2021	\$ 100.00		\$ 100.00	
Elizabeth Douglas	02172021ED	2/17/2021	\$ 100.00		\$ 100.00	
Allan Brown	02172021AB	2/17/2021	\$ 100.00		\$ 100.00	
Stan Claassen	02172021SC	2/17/2021	\$ 100.00		\$ 100.00	
Jenna Schwartz	FEB	1/26/2021	\$ 724.28		\$ 724.28	
Dana Kepner	Well #1	2/4/2021	\$ 214.65		\$ 214.65	
El Paso County Public Health	13121	1/31/2021	\$ 21.00		\$ 21.00	
IREA	40045402	2/12/2021	\$ 132.28		\$ 132.28	ACH
IREA	40032202	2/12/2021	\$ 155.56		\$ 155.56	ACH
IREA	40299901	2/12/2021	\$ 142.91		\$ 142.91	ACH
IREA	43071702	2/12/2021	\$ 12.74		\$ 12.74	ACH
IREA	43183502	2/12/2021	\$ 573.40		\$ 573.40	ACH
J.A. Excavation & Septic's LLC	Contracted012021	1/31/2021	\$ 500.00		\$ 500.00	
J.A. Excavation & Septic's LLC	Contracted012021	1/31/2021	\$ 2,650.00		\$ 2,650.00	
Key Bank Credit Card	*8927	2/10/2021	\$ 155.50		\$ 155.50	ACH - Paid
Mailing Services Inc	14752	1/21/2021	\$ 112.50		\$ 112.50	
National Rural Water Association	3012021	3/1/2021	\$ 924.10		\$ 924.10	
Special District Association	Feb-21	2/9/2021	\$ 467.67		\$ 467.67	
UNCC	221010061	1/31/2021	\$ 73.92		\$ 73.92	
Walker Schooler District Managers	6671	1/31/2021	\$ 4,620.87		\$ 4,620.87	
TOTAL			\$ 11,981.38	\$ -	\$ 11,981.38	

CAPITAL FUND

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Due	Comments
AquaWorks DBO, Inc.	2256	1/31/2021	\$ 2,926.25		\$ 2,926.25		
Glacier Construction Co Inc	Application No. 4	11/30/2020	\$ 200,556.87		\$ 200,556.87		Check 1410 cut on 2/3/2021
Glacier Construction Co Inc	Application No. 5	12/28/2020	\$ 122,357.63		\$ 122,357.63		Check 1410 cut on 2/3/2021
Glacier Construction Co Inc	Application No. 7	1/19/2021	\$ 34,395.75		\$ 34,395.75		
TOTAL			\$ 360,236.50		\$ 360,236.50		

, Treasurer

TOTAL \$ 372,217.88

Arabian Acres Metropolitan District

APPLICATION FOR PAYMENT

TO OWNER: Arabian Acres Metropolitan District
614 N. Tejon St
Colorado Springs, CO 80903

Application No: 6
Period From: 01/01/21
Period To: 01/30/21

FROM CONTRACTOR: GLACIER CONSTRUCTION CO.
5460 South Quebec Street, Suite 200
Greenwood Village, CO 80111

Glacier Job No: 2092
Date Of This Request: 01/15/21

PROJECT: Arabian Acres Metropolitan District: Potable Water Treatment Improvement Project

CHANGE ORDER SUMMARY

		C.O. Value	Contract Total
ORIGINAL CONTRACT VALUE			
Change Orders Approved In			
Previous Months			
Through C.O. No. <u> </u>			
C.O. Approved This Month			
No.	Date Approved		
1	23-Oct-20	\$7,319.00	\$714,187.00
2	16-Nov-20	\$8,433.00	\$722,620.00
3	20-Jan-21	-\$34,705.00	\$687,915.00
CURRENT REVISED CONTRACT VALUE			\$687,915.00

OWNER'S APPROVAL FOR PAYMENT

(If This amount is not the same as item No. 8, provide explanation to the contractor.)

Adam Sommers 1/19/21
Date

Owner

Engineer _____ Date _____

CONTRACTOR'S APPLICATION FOR PAYMENT

1.	ORIGINAL CONTRACT VALUE	\$706,868.00
2.	Net Change By Change Order - Through C.O. No. <u>3</u>	-\$18,953.00
3.	CURRENT CONTRACT VALUE	\$687,915.00
4.	TOTAL COMPLETED & STORED TO DATE	\$687,915.00
5.	RETAINAGE: 5%	\$34,395.75
6.	TOTAL EARNED LESS RETAINAGE	\$653,519.25
7.	LESS PREVIOUS APPLICATIONS FOR PAYMENT	\$627,617.50
8.	CURRENT PAYMENT DUE	\$25,901.75
9.	BALANCE TO FINISH, INCLUDING RETAINAGE	\$34,395.75

The undersigned Contractor represents and certifies that to the best of the Contractor's knowledge, information and belief, i.) the Work covered by this Application for Payment has been completed in accordance with the Contract Documents; ii.) that all amounts have been paid by the Contractor to its Subcontractors, Laborers and Material Suppliers for Work which previous Applications for Payment were issued and payments received from the Owner; iii.) that all taxes of every kind payable as a result of performance of this Agreement have been or will be paid to the appropriate authorities, and iv.) the current payment shown herein is now due.

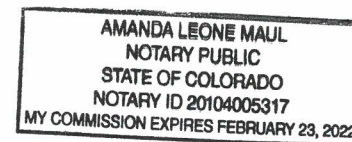
By: [Signature] Date: 14-Jan-21

State of: Colorado County of: Arapahoe

Subscribed and sworn to before me this 14th day of January, 2021

Notary Public: [Signature]

My Commission expires: 02-23-22



CONTINUATION SHEET

Project Name: Potable Water Treatment Improvement Project

CONTRACTOR: GLACIER CONSTRUCTION CC
 APPLICATION No: 6
 APPLICATION DATE: 01/14/21
 BILLING PERIOD THROUGH: 01/30/21

PAGE: 1

A ITEM No.	B DESCRIPTION OF WORK	C QUANTITY	UNIT	UNIT PRICE	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H % (G - C)	I BALANCE TO FINISH	RETAINAGE
						QUANTITY COMPLETE	FROM PREVIOUS APPLICATION (D + E)					
01	Control Building A (including Electrical)	1.00	LS	300,000.00	300,000.00	1.00	285,000.00	15,000.00	300,000.00	100%		See Cover Sheet
02	Control Building B (including Electrical)	1.00	LS	292,800.00	292,800.00	1.00	292,800.00		292,800.00	100%		
03	SCADA Improvements	1.00	LS	36,500.00	36,500.00	1.00	34,675.00	1,825.00	36,500.00	100%		
04	Well 3R	1.00	LS	39,934.00	39,934.00	1.00	5,994.00	33,940.00	39,934.00	100%		
05	Well 10	1.00	LS	37,634.00	37,634.00	1.00	26,429.00	11,205.00	37,634.00	100%		
06	Change Order #001	1.00	LS	7,319.00	7,319.00	1.00	7,319.00		7,319.00			
07	Change Order #002	1.00	LS	8,433.00	8,433.00	1.00	8,433.00		8,433.00			
08	Change Order #003	1.00	LS	-34,705.00	-34,705.00	1.00		-34,705.00	-34,705.00			
Total		8.00			687,915.00		660,650.00	27,265.00	687,915.00	100.0%		

Change Order No. 3

Date of Issuance: January 20, 2021 Effective Date: January 20, 2021

Project: Potable Water Distribution Improvement Project	Owner: Arabian Acres Metropolitan District	Owner's Contract No.: N/A
Contract: Potable Water Treatment Improvement Project		Date of Contract: May 20, 2020
Contractor: Glacier Construction		Engineer's Project No.: #1289

The Contract Documents are modified as follows upon execution of this Change Order:

Description: See Attachment #1

Attachments (list documents supporting change): Glacier’s Change Order Request

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price: \$706,868.00

Substantial completion (days or date): October 1, 2020
Ready for final payment (days or date): October 15, 2020

Change Order #1: \$7,319.00
Change Order #2: \$8,433.00
Change Order #3: \$(34,705.00)

Increase of this Change Order:

\$(34,705.00)

Increase of this Change Order:
Substantial completion (days or date): January 8, 2021
Ready for final payment (days or date): January 20, 2021

Contract Price incorporating this Change Order:


\$687,915.00

Contract Times with all approved Change Orders:
Substantial completion (days or date): January 8, 2021
Ready for final payment (days or date): January 20, 2021

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: 
Engineer (Authorized Signature)

By: _____
Owner (Authorized Signature)

By: _____
Contractor (Authorized Signature)

Date: January 19, 2021
Approved by Funding Agency (if applicable):

Date: _____

Date: _____

Date: _____

**Change Order #3
Attachment #1**

Change Order #3:

- Glacier PCO #004: Well 10 and 3R Unit Price Reconciliation - \$(47,402.00) Credit

The credit to the project after removing remaining new well drilling and the modifications to existing well #3.

- Glacier PCO #006: Flow Meter ACT-PAK - \$4,104.00

Material costs for adding ACT-PAK so chemical feed can be paced off of flow meter. Installation costs are waived.

- Glacier PCO #007: Well Site #2 Panel Repair - \$2,179.00

Glacier repaired damaged Well #2 control panel that was damaged by Native Sun.

- Glacier PCO #008: Well #01 Pipeline Repair - \$6,414.00

Well #1 had a leak at the pitless adapter that Glacier repaired.

Total of Items Above: \$(34,705.00) - Credit

Taylor Pearson

From: Taylor Pearson
Sent: Monday, November 16, 2020 12:10 PM
To: Mike Groselle; Adam Sommers
Cc: Robert Yarbrough
Subject: Arabian Acres - Potable Water Treatment Improvement: PCO #004 Well 3R/10 Unit Price Reconciliation
Attachments: PCO #004 Well 10 & 3R Unit Price Reconciliation.pdf

Michael,

As discussed, attached is PCO #004 regarding the Well 3R/10 Unit Price Reconciliation for review and approval, with the recent direction for both of these wells as discussed last week. Highlights below:

- Pricing is per GC 11.07.C.e. Cost of work (which is why original bid day quote from Black Mountain Drilling/Pumping is included, plus 5%).
- **Well #10:**
 - Well 10 Unit Price Item #01-#03: 0% credit issued for this as these were billed out 100% for September 2020 Pay App.
 - Well 10 Unit Price Item #04: 50% credit issued for this as this was billed out 50% for September 2020 Pay App.
 - Well 10 Unit Pricing #05-#07: 100% credit issued for this as these were not billed out at all for September 2020 Pay App.
 - Well 10 Unit Pricing #08: 11% credit issued for this as this was billed out 89% for September 2020 Pay App.
 - Well 10 Unit Pricing #09: 0% credit issued for this as this was billed out 100% for September 2020 Pay App.
 - Well Unit Pricing #10: 100% credit issued for this as this was not billed out at all for September 2020 Pay App.
- **Well #3R:**
 - Well 3R Unit Pricing Item #01-#11: 100% credit issued for these items as no work longer for Well 3R scope.

Forthcoming Pay App:

- Well #10: Since the total credit for Well #10 includes \$11,205.00, that would bring down the total value of that item to **\$26,429.00**. I have already billed/paid out for \$24,340, so the last billing would be for the balance (remaining OH&P..etc) of **\$2,089.00**.
- Well 3R: Since the total credit for Well #3R includes \$33,940.00, that would bring down the total value of that item to **5,994.00**. I would only bill that remaining (remaining OH&P..etc) for **\$5,994.00**.
- Well 3 Modifications: Once we get fully executed CO #02 from Aqua/Arabian, I would create a line item in the summary sheet and all costs associated to Well 3 modifications would go there, same for CO #01.

Please feel free to reach out if you have any questions

Thanks,
TP

Taylor Pearson



PC COST WORKSHEET

Project: Treatment Improvement Project
 Owner: Arabian Acres
 Contractor: Glacier Construction Co., Inc.
 Engineer: AquaWorks DBO Inc

GCCI Job Number: 2092
 Date: 11/16/20

SUMMARY SHEET

PCO #004 Well 10/3R Unit Price Reconciliation

1	Direct Field Labor	\$0.00
2	Supervisory Labor (29.0%) x (Line 1)	\$0.00
3	Payroll Taxes & Insurance (38.7%) x (Line 1 + Line 2)	\$0.00
4	Safety (3.5%) x (Line 1)	\$0.00
5	Total Labor & Burden:	\$0.00
6		
7	Materials	\$0.00
8	Total Materials:	\$0.00
9		
10	Equipment	\$0.00
11	Small Tools (Saws, Drills, etc.) (2.58%) x (Line 1)	\$0.00
12	Field Office Expendables (1.67%) x (Line 1 + Line 2)	\$0.00
13	Sales Tax on Material, Equipment and Tools (8.5%) x (Line 8 + Line 10 + Line 11)	\$0.00
14	Total Tools and Equipment:	\$0.00
15		
16	Subtotal (Line 5 + Line 8 + Line 14)	\$0.00
17	General Contractors OH&P (5%) x (Line 16)	\$0.00
18	Total General Contractor Costs:	\$0.00
19		
20	Subcontracts	-\$45,145.00
21	Subcontractor Bond & Insurance (2.5%) x (Line 20)	\$0.00
22	Subtotal (Line 20 + Line 21)	-\$45,145.00
23	General Contractors OH&P (5%) x (Line 22)	-\$2,257.25
24	Total Subcontractor Costs:	-\$47,402.25
25		
26	Subtotal (Line 18 + Line 24)	(\$47,402.25)
27	GC Bond & Insurance (2.9%) x (Line 26)	\$0.00
28		
29	Extended Overhead Costs 0.0 days at \$592 per day	\$0.00
30	Notes: Extended costs for general conditions	
31		
32	TOTAL AMOUNT (Line 26 + Line 27 + Line 29)	(\$47,402)

TIME EXTENSION REQUIRED:

Yes	No
	X

cc: Field File

COST SUMMARY BREAKDOWN

LABOR	BURDEN	MATERIAL	PO	SUB	EQUIP (O)	EQUIP (RE)	OTHER	BOND	TOTAL
0.00	0.00	0.00		(45,145.00)	0.00		(2,257.25)	0.00	(47,402.25)

DETAIL SHEET

PCO #004 Well 10/3R Unit Price Reconciliation

ref.	Description	Qty	Unit	Labor			Material		Equipment		Sub		
				MH/U	DF	MH	CC	Amount	UC	Amount	UC	Amount	UC
Glacier Construction Costs													
1					1	0.0	C		0.00		0.00		
Major Supplier Costs													
1													
Subcontractor Costs (Black Mountain Pumping & Drilling)													
WELL 10:													
1	Well 10 #01: Mobilization/Demobilization (0%)	LS	1									0.00	0.00
2	Well 10 #02: Drill approximate 8 5/8-inch diameter hole to 39 feet. Set 6 1/8-inch diameter steel casing. Install cement grout seal (0%)	LS	1									0.00	0.00
3	Well 10 #03: Drill 6 1/8-inch diameter hole to approximately 600 feet (0%)	LS	1									0.00	0.00
4	Well 10 #04: Develop borhole by air lifting (50%)	LS	1									-750.00	-750.00
5	Well 10 #05: Install 4.0-inch ID PVC blank well casing (100%)	LS	1									-500.00	-500.00
6	Well 10 #06: Install 4.0-inch I.D. PVC 40-slot factory mill slot screen (100%)	LS	1									-100.00	-100.00
7	Well 10 #07: Install 8-12 silica sand or equivalent (100%)	LS	1									-1800.00	-1800.00
8	Well 10 #08: Cement Grout (11%)	LS	1									-165.00	-165.00
9	Well 10 #09: Chlorination as per Water Well Regulations (0%)	LS	1									0.00	0.00
10	Well 10 #10: Well Pump (100%)	LS	1									-7890.00	-7,890.00
WELL 3R:													
11	Well 3R #01: Mobilization/Demobilization (100%)	LS	1									-1000.00	-1,000.00
12	Well 3R #02: Drill approximate 8 5/8-inch diameter hole to 39 feet. Set 6 1/8-inch diameter steel casing. Install cement grout seal (100%)	LS	1									-2000.00	-2,000.00
13	Well 3R #03: Drill 6 1/8-inch diameter hole to approximately 600 feet (100%)	LS	1									-15600.00	-15,600.00
14	Well 3R #04: Develop borhole by air lifting (100%)	LS	1									-1500.00	-1500.00
15	Well 3R #05: Install 4.0-inch ID PVC blank well casing (100%)	LS	1									-500.00	-500.00
16	Well 3R #06: Install 4.0-inch I.D. PVC 40-slot factory mill slot screen (100%)	LS	1									-100.00	-100.00
17	Well 3R #07: Install 8-12 silica sand or equivalent (100%)	LS	1									-1800.00	-1800.00
18	Well 3R #08: Cement Grout (100%)	LS	1									-1500.00	-1,500.00
19	Well 3R #09: Chlorination as per Water Well Regulations (100%)	LS	1									-50.00	-50.00
20	Well 3R #10: Well Pump (100%)	LS	1									-7890.00	-7,890.00
21	Well 3R #11: Abandon Existing Well 3 (100%)	LS	1									-2000.00	-2,000.00

Administration Costs

1	C.O. Administration / Preparation	1.00	LS			0.0	0.00						
2	Additional Engineering/Submittals	1.00	LS			0.0	0.00						
3	As- Builts / CPM Updates	1.00	LS			0.0	0.00						
TOTALS						0.0	\$0	\$0	\$0	\$0	\$0	\$0	-\$45,145

BLACK MOUNTAIN DRILLING AND BLACK MOUNTAIN PUMPING PRICING AS RECEIVED DURING BID PROCESS.

Arabian Acres Metropolitan District Potable Water Treatment Improvement Project

Well #3R

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Amount
1	Mobilization/Demobilization	LS	1		\$ 1000.00
2	Drill approximate 8 5/8-inch diameter hole to 39 feet. Set 6 1.8-inch diameter steel casing. Install cement grout seal.	Ft	39		\$ 2000.00
3	Drill 6 1.8-inch diameter hole to approximately 600 feet	Ft	600		\$ 15600.00
4	Develop borehole by air-lifting	Hr	2		\$ 1500.00
5	Install 4.0-inch I.D. PVC blank well casing	Ft	500		\$ 500.00
6	Install 4.0-inch I.D. PVC 40-slot factory mill slot screen	Ft	100		\$ 100.00
7	Install 8-12 silica sand, or equivalent	Ft	556		\$ 1800.00
8	Cement Grout Pumping	Ft	44		\$ 1500.00
9	Chlorination as per Water Well Regulations	LS	1		\$ 50.00
10	Well Pump	Each	1		\$ 7890.00
11	Abandon Existing Well #3	Each	1		\$ 2000.00
12	Electrical	Included in Total Lump Sum Bid			Not Included
Total of All Well #3 Unit Price Bid Items					\$

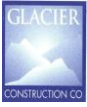
* ODEX Drilling extra ~~not~~ 180.00 per foot

Well #10

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Amount
1	Mobilization/Demobilization	LS	1		\$ 1000.00
2	Drill approximate 8 5/8-inch diameter hole to 39 feet. Set 6 1.8-inch diameter steel casing. Install cement grout seal.	Ft	39		\$ 2000.00
3	Drill 6 1.8-inch diameter hole to approximately 600 feet	Ft	600		\$ 15600.00
4	Develop borehole by air-lifting	Hr	2		\$ 1500.00
5	Install 4.0-inch I.D. PVC blank well casing	Ft	500		\$ 500.00
6	Install 4.0-inch I.D. PVC 40-slot factory mill slot screen	Ft	100		\$ 100.00
7	Install 8-12 silica sand, or equivalent	Ft	556		\$ 1800.00
8	Cement Grout Pumping	Ft	44		\$ 1500.00
9	Chlorination as per Water Well Regulations	LS	1		\$ 50.00
10	Well Pump	Each	1		\$ 7890.00
11	Electrical	Included in Total Lump Sum Bid			Not Included

* ODEX Drilling Extra ~~not~~

ODEX fore steel surface casing.



PC COST WORKSHEET

Project: Treatment Improvement Project
Owner: Arabian Acres
Contractor: Glacier Construction Co., Inc.
Engineer: AquaWorks DBO Inc

GCCI Job Number: 2092
Date: 12/16/20

SUMMARY SHEET

PCO #006 - Flow Meter ACT-PAK

1	Direct Field Labor.....	\$388.80
2	Supervisory Labor (29.0%) x (Line 1)	\$0.00
3	Payroll Taxes & Insurance (38.7%) x (Line 1 + Line 2)	\$0.00
4	Safety (3.5%) x (Line 1)	\$13.61
5	Total Labor & Burden:	\$402.41
6		
7	Materials.....	\$3,506.46
8	Total Materials:	\$3,506.46
9		
10	Equipment.....	\$0.00
11	Small Tools (Saws, Drills, etc.) (2.58%) x (Line 1)	\$0.00
12	Field Office Expendables (1.67%) x (Line 1 + Line 2)	\$0.00
13	Sales Tax on Material, Equipment and Tools (8.5%) x (Line 8 + Line 10 + Line 11)	\$0.00
14	Total Tools and Equipment:	\$0.00
15		
16	Subtotal (Line 5 + Line 8 + Line 14)	\$3,908.87
17	General Contractors OH&P (5%) x (Line 16)	\$195.44
18	Total General Contractor Costs:	\$4,104.31
19		
20	Subcontracts.....	\$0.00
21	Subcontractor Bond & Insurance (2.5%) x (Line 20)	\$0.00
22	Subtotal (Line 20 + Line 21)	\$0.00
23	General Contractors OH&P (5%) x (Line 22)	\$0.00
24	Total Subcontractor Costs:	\$0.00
25		
26	Subtotal (Line 18 + Line 24)	\$4,104.31
27	GC Bond & Insurance (2.9%) x (Line 26)	\$0.00
28		
29	Extended Overhead Costs..... 0.0 days at \$592 per day	\$0.00
30	Notes: Extended costs for general conditions	
31		
32	TOTAL AMOUNT (Line 26 + Line 27 + Line 29)	\$4,104

TIME EXTENSION REQUIRED:

Yes	No
	X

cc: Field File

COST SUMMARY BREAKDOWN	LABOR 388.80	BURDEN 13.61	MATERIAL 3,506.46	PO	SUB 0.00	EQUIP (O) 0.00	EQUIP (RE)	OTHER 195.44	BOND 0.00	TOTAL 4,104.31
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DETAIL SHEET

PCO #006 - Flow Meter ACT-PAK

ref.	Description	Qty	Unit	Labor				Material		Equipment		Sub		
				MH/U	DF	MH	CC	Amount	UC	Amount	UC	Amount	UC	Amount
Glacier Construction Costs														
1	Site Supervision (Oversee Final Connections)	1.00	LS	8.00	1	16.0	C	388.80						
Major Supplier Costs (Ferguson)														
1	Flow Meter ACT-PAK 100DN W/ Options K & Bb	2.00	EA						1753.23	3506.46				
Subcontractor Costs														
1														
Administration Costs														
1	C.O. Administration / Preparation	1.00	LS			0.0		0.00						
2	Additional Engineering/Submittals	1.00	LS			0.0		0.00						
3	As- Builts / CPM Updates	1.00	LS			0.0		0.00						
TOTALS						16.0		\$389	\$3,506	\$0			\$0	

Certificate of Substantial Completion

Project: Potable Water Distribution Improvement Project

Owner: Arabian Acres Metropolitan District

Contractor's Contract No.:

Contractor: Native Sun Materials Inc dba Native Sun Construction

Engineer's Project No.: #1289

This Certificate of Substantial Completion applies to:

All Work under the Contract Documents: The following specified portions of the Work:

October 7, 2020

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Project or portion thereof designated above is hereby declared and is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below.

A preliminary list of items to be completed or corrected is attached hereto.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance and warranties shall be as provided in the Contract Documents except as amended as follows:

Amended Responsibilities

Not Amended

Owner's Amended Responsibilities:

Contractor's Amended Responsibilities:

The following documents are attached to and made part of this Certificate:

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract Documents.

Adam Sommers

1/19/21

Executed by Engineer

Date

Accepted by Contractor

Date

Accepted by Owner

Date

Taylor Pearson

From: Steven.Kilpatrick@Ferguson.com
Sent: Wednesday, December 16, 2020 1:50 PM
To: Taylor Pearson
Cc: William.Drewry@Ferguson.com; Robert Yarbrough; Steven.Kilpatrick@Ferguson.com
Subject: RE: Act Pak Info / OMNI Manual

\$1753.23

Thanks,

Steve Kilpatrick
Inside Sales

Ferguson Waterworks
1788 Helena St.
Aurora, CO 80011
T:720-859-3060 F:303-366-0215
Direct:303-256-4368
E:steven.kilpatrick@ferguson.com

www.ferguson.com/waterworks

From: Taylor Pearson <tpearson@gcci.com>
Sent: Wednesday, December 16, 2020 10:27 AM
To: Steven Kilpatrick <Steven.Kilpatrick@Ferguson.com>
Cc: William Drewry <William.Drewry@Ferguson.com>; Robert Yarbrough <ryarbrough@gcci.com>
Subject: RE: Act Pak Info / OMNI Manual
Importance: High

Steve,

Just got off a phone call with the engineer, integration and electrician, we feel comfortable with getting pricing on the below. Let me know if you need anything else for final pricing and selection. Once pricing is received, I'll give the engineer a call to verify OK on the amount and then release.

Model 100DN, with optional output Bb and K

Thanks,
TP

Taylor Pearson
Estimator/Special Projects
Glacier Construction Co.
5460 South Quebec Street
Suite 200
Greenwood Village, Colorado 80111
Office: (303)-221-5383
Fax: (303)-221-5385
Cell: (303)-618-8807

Certificate of Substantial Completion

Project: Potable Water Treatment Improvement Project

Owner: Arabian Acres Metropolitan District

Contractor's Contract No.: #2092

Contractor: Glacier Construction Co., Inc.

Engineer's Project No.: #1745

This Certificate of Substantial Completion applies to:

All Work under the Contract Documents: The following specified portions of the Work:

January 8, 2021

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Project or portion thereof designated above is hereby declared and is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below.

A preliminary list of items to be completed or corrected is attached hereto.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance and warranties shall be as provided in the Contract Documents except as amended as follows:

Amended Responsibilities

Not Amended

Owner's Amended Responsibilities:

Contractor's Amended Responsibilities:

The following documents are attached to and made part of this Certificate:

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract Documents.

Adam Sommers

1/12/2021

Executed by Engineer

Date



1/12/2021

Accepted by Contractor

Date

Accepted by Owner

Date

Trout Haven Petitioners

Name	Legal	
	Lot	Block
Mark and Marilyn Gillette	15	4
	16	4
Shelia Volland	23	5
	24	5
Alvin and Donna Graham	3	4
Armstrong Revocable Trust	18	4
	19	4
Donnie Cardiff	5	4
Ralph and Doris Palmer	47	2
	48	2
Deborah Figie	22	5
Richard and Donna Coyle	20	4
	25	4
Allan and Susan Brown	21	4
Jonathon Goudy	12	2
	18	2
	19	2
	20	2
Ruth Wyka	23	2
	24	2
	25	2
Owsley Trust	37	2
	38	2
	39	2
Evan Sonnenberg	31	4
Glen and Janet Drassner	28	5

Mathew and Megan Blake	6	4
Conrad Blumhagen	7	4
Ricky and Rhonda Rebber	10	4
Evans	12	5
kees	44	2
	45	2
	46	2
Miller	17	4
Ashbaugh	15	1
Jeffery Decker	5A	2
Karen Adkins	6	5
Scott Dean Schoenthaler	2 Pawutsy Road	
Ramond & Suzanne Patterson	11	5
Kevin Swanson	3	2
Dennis & Patti Wilknsn	6A	1
Paula J. Fox	29	B2
Total	25	37