



Prospect Mountain Water System Project Mid-Point Public Meeting Update

January 30, 2024



Agenda

- Introductions and Project Overview
- Project Management
 - Status of Construction
 - Upcoming Activities - Short-term
 - Overall Schedule
 - Questions and Comments

Project Overview – Project Team



TOWN OF
ESTES PARK
COLORADO

Town of Estes Park – Water Division



CONSULTING ENGINEERS

Engineer, Design and Construction Admin



Funding Partner with Grant and Loan funding



General Contractor



Project Team

★ Today's Presenters

Town of Estes Park



- Reuben Bergsten – Utilities Director
970-577-3583
rbergsten@estes.org
- ★ Jacqui Wesley, P.E. – Project Manager
970-577-3611
jwesley@estes.org
- Jason Fredricks – Water Superintendent
970-577-3630
jfredricks@estes.org
- ★ Jason Lang – Water Distribution Supervisor
970-577-3622
jlang@estes.org

Wagner Construction



- ★ Steve Jensen – Project Manager
970-646-2033
s.jensen@wagnerconstructioninc.com

USDA – Rural Development



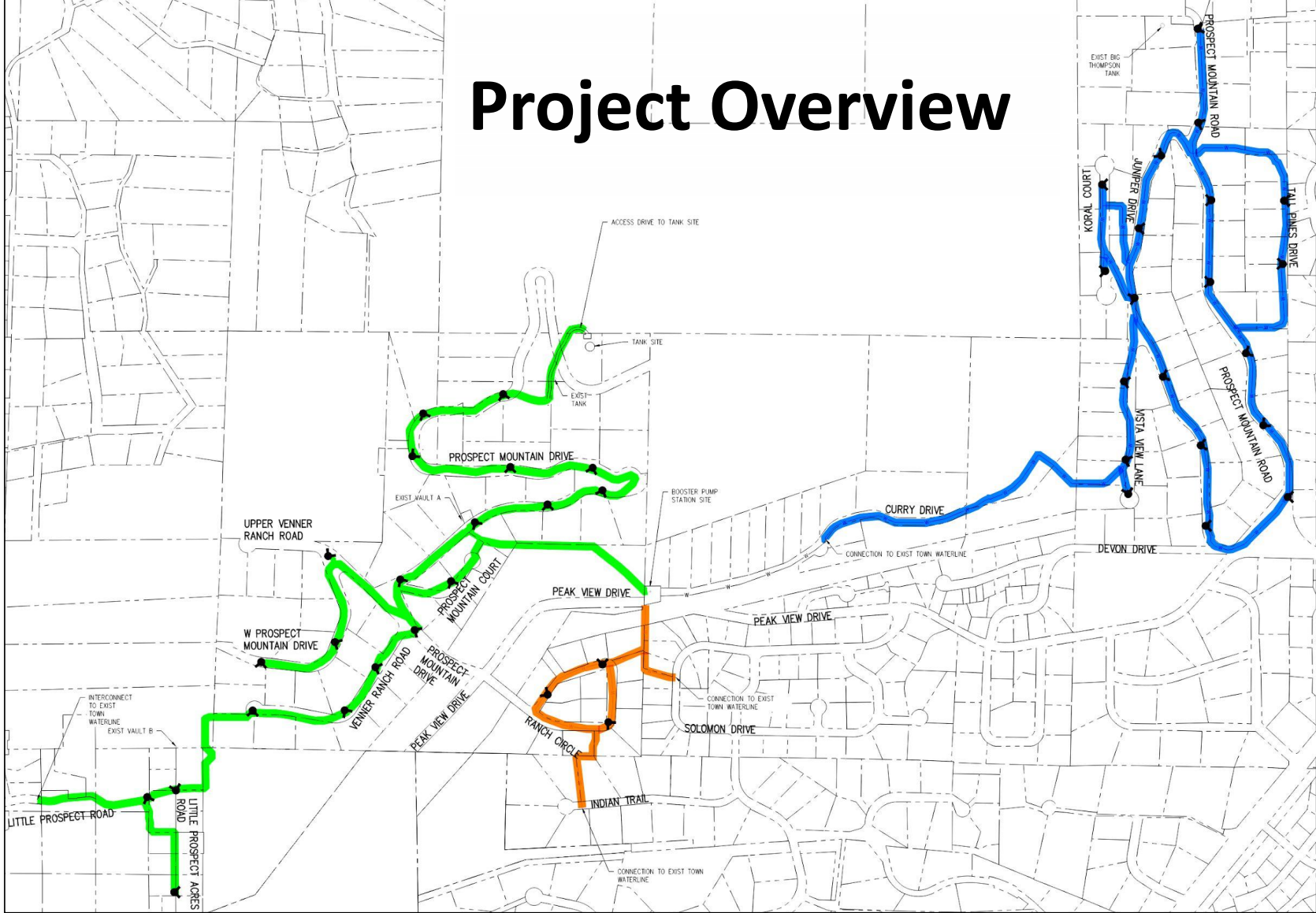
- Allison Ruiz – Loan Specialist
720-544-2920
allisonruiz@usda.gov
- Andy Gupta – Engineer
720-544-2932
andy.gupta@usda.gov

JVA Consulting Engineers



- ★ Mandy Rasmussen – Project Manager
970-420-9636
mrasmussen@jvajva.com
- Maddy Turner – Project Engineer
303-565-4928
mturner@jvajva.com
- Andrew Steinhauer – Resident Project Representative

Project Overview



Project Management

- Town's Role in Project
- USDA-RD Loan and Grant





Town's Role in Project

- Serve as loan and grant recipient with USDA-RD
- Secure and be responsible for interim financing
- Administer the loan and repayment procedures
- Manage the Engineering and Construction Manager (JVA) contracts
- Coordinate with the public and agencies
- Test, disinfect, and accept the new water system
- Own and operate the water system



USDA-RD Loan and Grant

	At Bid
Administration	\$537,000
OPCC	\$10,732,588
Contingency	\$999,292
Engineering (basic, reimbursable, RPR/inspection)	\$1,421,500
Interim Interest (estimated)	\$125,000
Remaining Town Development/WR Fee	\$1,064,120
Easement Acquisition	\$250,000
Testing	\$161,000
Northern Water Inclusion	\$7,500
TOTAL BUDGETED	\$15,298,000



Frequently Asked Questions *Financing & Administration*

How do undeveloped properties help pay these costs?

Undeveloped properties that develop after the project is complete will pay the water system tap fee. Properties that develop before the project is complete will pay into the project.

Can we pay off our portion early?

Yes. The process will be determined when the costs are finalized.

What part does the Town pay for in this project?

Per the bankruptcy agreement, the Town's existing water customers are not paying for this project.

Status of Construction

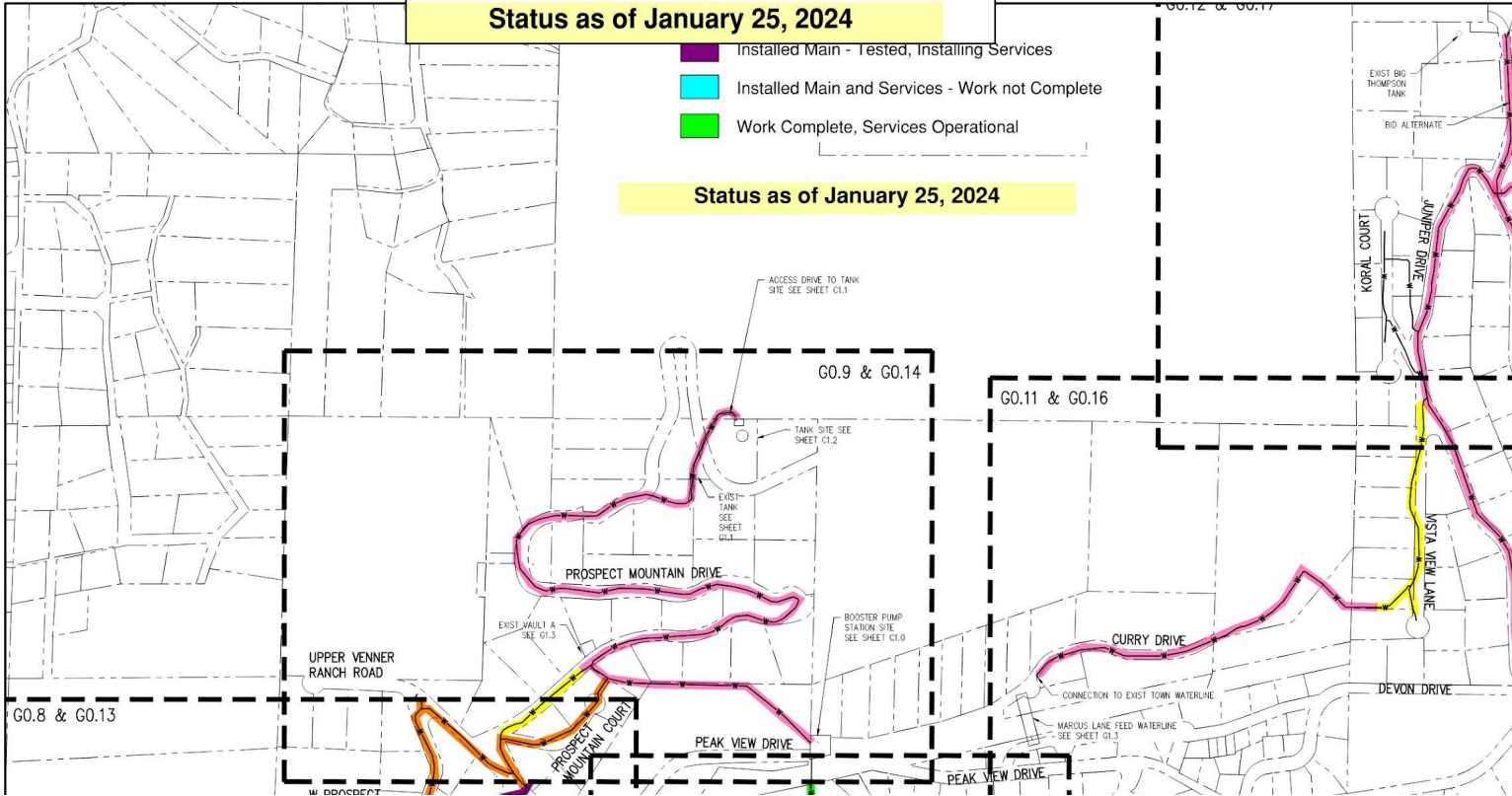
- Current work locations
- Project photos
- Service lines and connections
- Expended time and money





Current Work Locations

	Currently Installing Water Main
	Installed Main - Not Tested
	Installed Main - Being Tested
	Installed Main - Tested, Installing Services
	Installed Main and Services - Work not Complete
	Work Complete, Services Operational



Project Photos – Ranch Circle

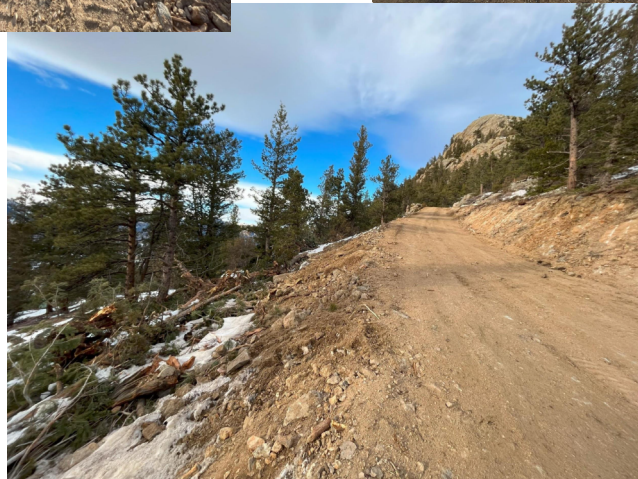
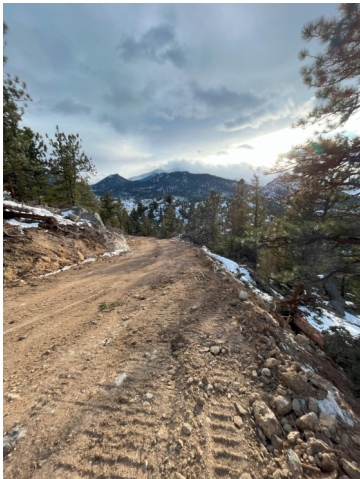


Project Photos – Venner Ranch





Project Photos – Tank Site



Project Photos – West Prospect





Expended Time and Money

Description	Value	Time
Contract (with all change orders)	\$10,733,636.80	April 1, 2025 (S) June 30, 2025 (F)
Expended to Date (as of October 2023/pay request 6)	\$4,640,762.32 (43% of contract value)	380 Days (42% of contract time)

Change Order Summary

	Description	Cost Change	Total Cost	Time Change	Completion Date
Bid	Unit price bid total		\$10,732,588.00		January 5, 2025 (S) April 5, 2025 (F)
CO1	Suspended work due to weather. Finalized estimated delay days.	\$0	No change	86	April 1, 2025 (S) June 30, 2025 (F)
CO2	Upsize MH to 60" at Little Prospect Rd and Prospect Mnt Rd	\$1,048.80	\$10,733,636.80	0	No Change



Frequently Asked Questions *Construction Access and Activities*

How do we address areas we feel are not done correctly?

Please let the Town or RPR (JVA) know of your concerns. Issues will be reviewed by the Town and JVA on a case-by-case basis.

Will roadway and drainage be improved as part of this project?

No, this project is only for the waterline improvements.

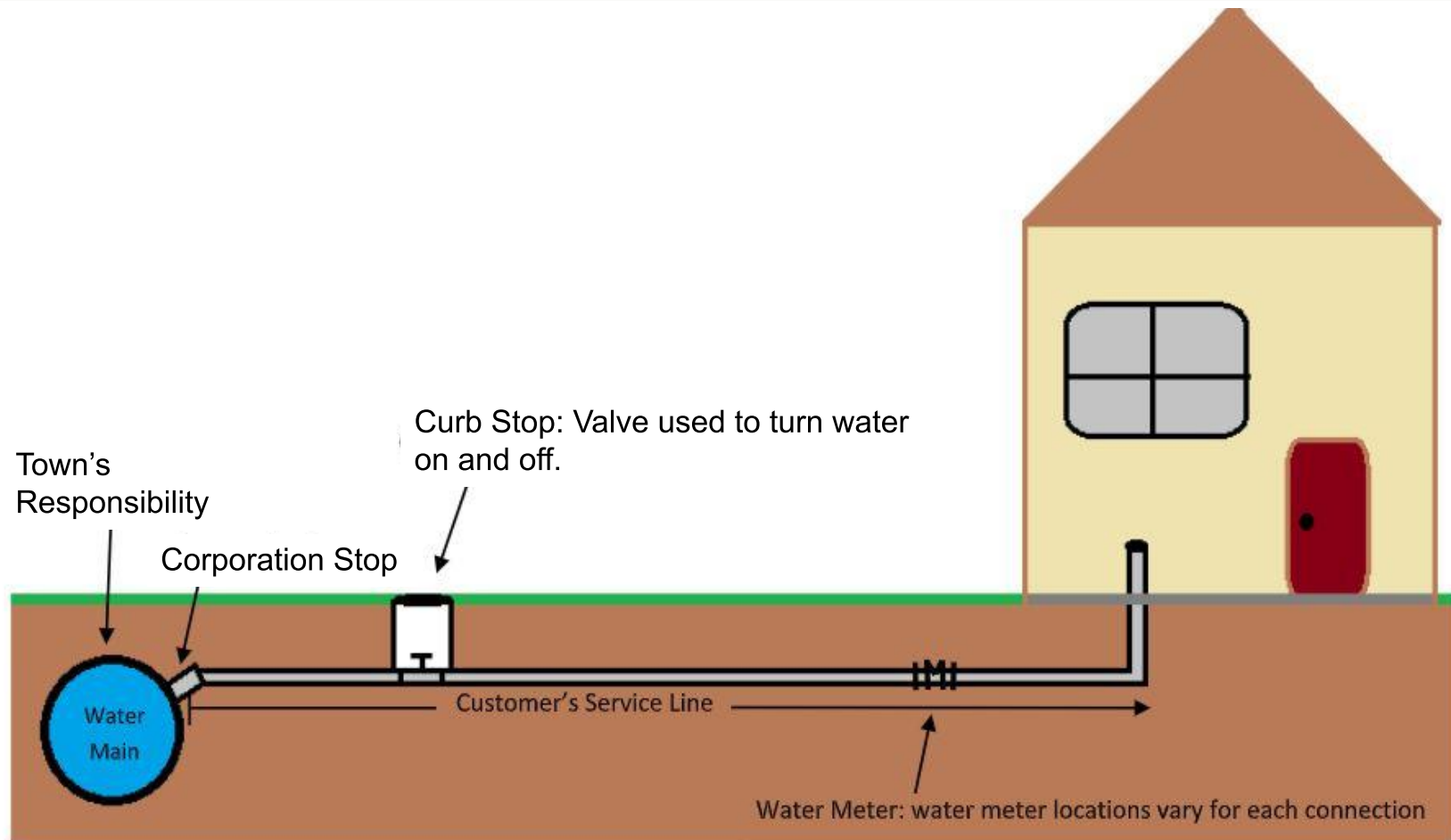
How can I access my property or get up the road?

For most areas, roadway access will be restricted but open. Please let Wagner know if you need assistance getting to your property.

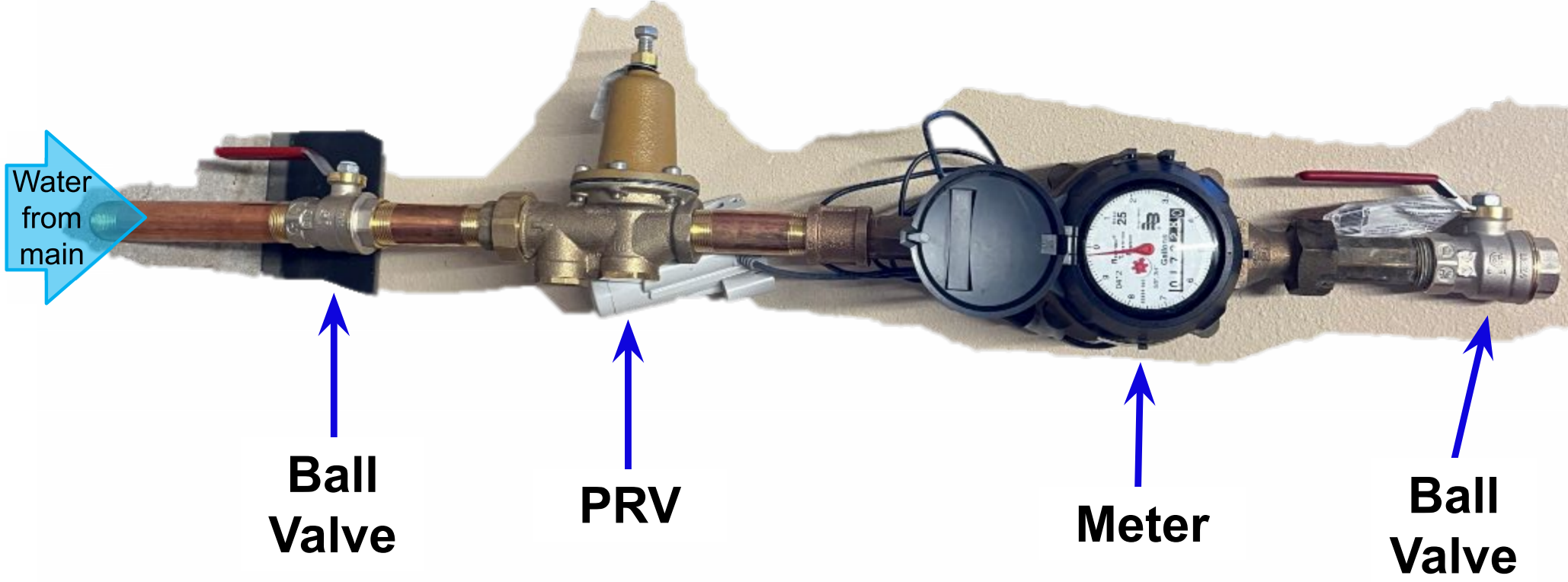
How long will I not be able to get to my home?

For most, it will only be while they are directly in front of your driveway.

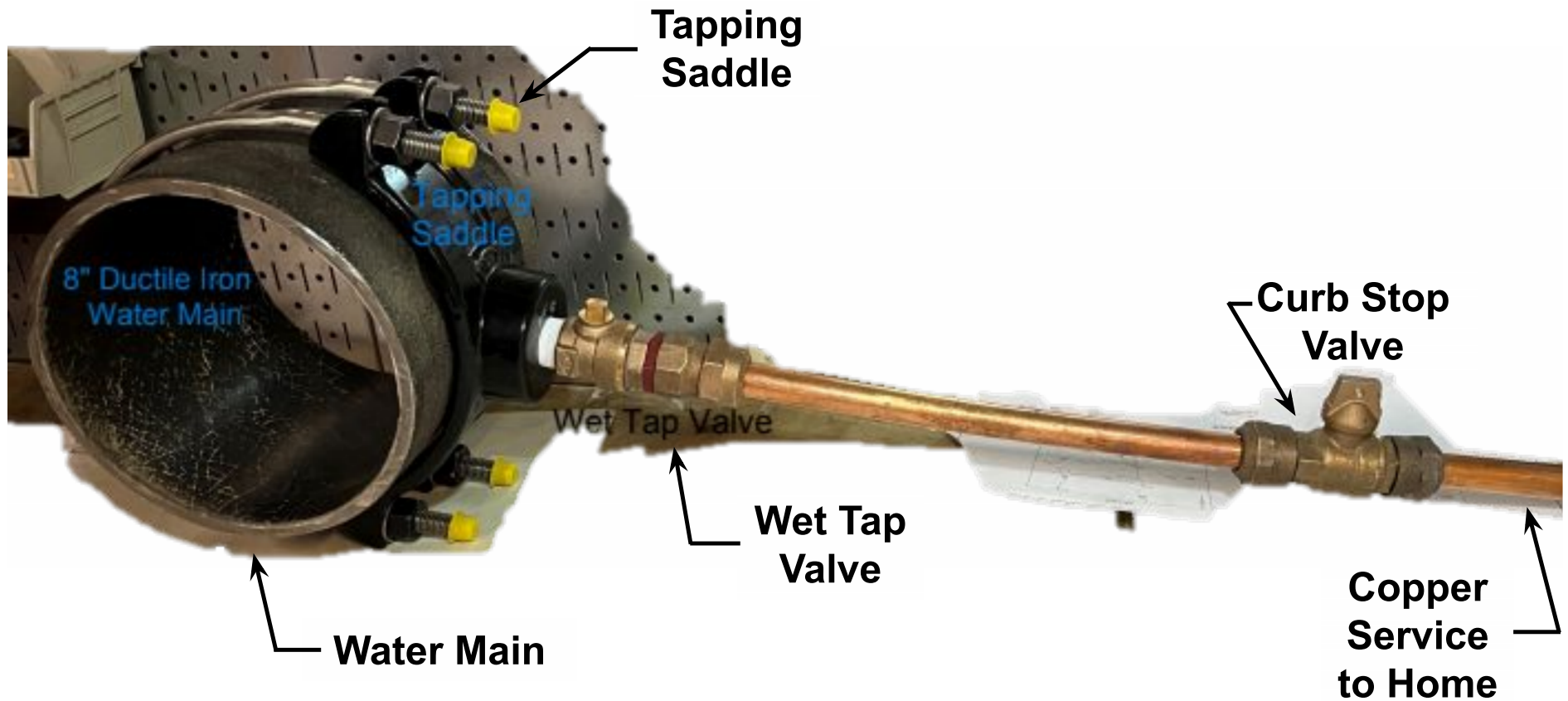
Service Lines and Connections



Service Lines and Connections



Pipeline Testing and Service Line Connection





Pipeline Testing and Service Line Connection

- Services are connected:
 - After the main is installed
 - If it is within the pressure range to serve
- Services are not connected:
 - If the pressure does not allow for service (the property is higher in elevation than the water can reach without the new tank).

Frequently Asked Questions **Service Connections**

How do we connect to the system and who pays for our service line?

The contractor will connect all properties that currently have an existing connection. They connect to the EXISTING service line in the nearest place that makes sense. If you want your service line fully replaced, you will need to contract that work separately.

What is a PRV and do we need one? How do we tell if we have one already?

A PRV is a Pressure Regulating Valve used to control the pressure into your household plumbing. PRVs are part of the service line and the property owner's responsibility. Local plumbers can tell you if you have one and it's condition. PRVs are required for service connections to the Town's system.

Upcoming Activities and Schedule

- Next activities
- Schedule





Project Schedule

3-Week Estimated Schedule	Week of:		
	Jan	Feb	Feb
	29	5	12
Active Work Areas			
Prospect Mountain Drive (Crew 1), lower portion	X	X	X
Vista View Lane (Crew 2)	X	X	X
Prospect Mountain Road (Crew 3), lower portion	X	X	X
Juniper Drive (Crew 4), lower portion	X	X	X
Lateral 2 (Crew 5&6), near the pump station site	X	X	
Pump Station (Crew 5&6)		X	X
Anticipated Next Work Areas			
Koral Court			
Tall Pine Road continuing down the hill			
Services – Subject to Change during work progression			
Venner Ranch Road			
Prospect Mountain Court/West Prospect Mountain Road			



Frequently Asked Questions **Construction Schedule**

Where are you going next and when will you be in my area?

The construction schedule is updated weekly and regularly updated on the website. Construction schedules can change depending on weather and construction conditions so check the web page regularly.

When are you going to be done and out of my area?

Some areas will be completed quickly and with only revegetation remaining. This will happen in the Spring. Work in some areas will be done in phases because of connections to the existing system, service lines, and revegetation. Check the website for updated construction schedules.



Communications – Town Webpage

Step 1: Go to the Town of Estes Parks web page – Utilities Department, Water Division at the following link.

[*https://estepark.colorado.gov/departments/utilities/water*](https://estepark.colorado.gov/departments/utilities/water)

Step 2: At the bottom of the web page toward the left side, click the blue box that says “Water Projects”

Step 3: The first project listed is Prospect Mountain Water Project. Click the big blue box under the title.

If you want more details, click the box on the lower right that says
“Construction Updates – Click Here”



Communications – Project Webpage Direct link

Access the project-specific website through the Town's website or directly at:

<https://jvajva.com/estes-park-prospect-mountain-construction-updates/>

The project-specific webpage has:

- Maps and drawings
- Schedule
- Contact information

Thank You!

Discussion, Questions or Comments?

