



7555 E. Hampden Avenue, Suite 501
Denver, Colorado 80231
Tel: 720-213-6621
<https://www.fhmd.net/>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Craig Weinberg	Chairperson	2029/May 2029
Victor Robert	Treasurer	2029/May 2029
David Blue	Assistant Secretary	2027/May 2027
Michael Zinniker	Assistant Secretary	2027/May 2027
Bradley Birkelo	Director	2029/May 2029
AJ Beckman	District Manager/Secretary	

DATE: July 15, 2026 (Wednesday)

TIME: 5:30 P.M.

PLACE: **Zoom Meeting:**

<https://zoom.us/j/84275123154>

Meeting ID: 842 7512 3154

Participant Code: press #

Dial In: 1 (719) 359-4580

One tap mobile: +17193594580,,84275123154#

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
-

- B. Approve Agenda, confirm location of the meeting and posting of meeting notice.
-

II. PUBLIC COMMENT

- A. _____

III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- Approve Minutes of June 17, 2026 Regular Meeting (enclosure).
 - Approve of payment of claims (to be distributed).
 - Approve unaudited financial statements and cash position (to be distributed).
-



IV. FINANCIAL MATTERS

- A. Consider approval of draft 2025 Audit (to be distributed) and approval of execution of Representations Letter.
-

V. OPERATIONS AND MAINTENANCE MATTERS

- A. Operator's Report (enclosure)
-

- 1. Update on well rehabilitation efforts.
-

- a. Update on installation of power surge protection
-

- B. Engineer's Report (enclosure)
-

- C. Manager's Report (enclosure)
-

- 1. Review proposals for electrical repairs for the Well No. 7 Pump and consider engagement of contractor to perform work (enclosures).
-

- 2. Review proposals for replacement of piping at Well No. 9 and consider engagement of contractor to perform work (enclosures)
-

- 3. Discuss Wildfire Mitigation
-

- a. Review and consider approval of proposal from The Ember Alliance for Wildfire Management Plan, in the amount of \$23,584 (enclosure).
-

- 4. Discuss maintenance in common drives.
-

- 5. Discuss update on Xcel Energy Electric Line Replacement Project (enclosure).
-

VI. HOA MATTERS

- A. _____



VII. LEGAL MATTERS

A. _____

VIII. OTHER BUSINESS

A. _____

IX. ADJOURNMENT **THE NEXT REGULAR MEETING WILL BE HELD ON WEDNESDAY, AUGUST 19, 2026.**

Items for Future Discussion:

- Pond 6 Liner Damage
- Barbed wire removal

Director projects and assignments:

- Park Project: Directors Weinberg and Blue
- Fire Mitigation: Directors Birkelo and Weinberg
- Road Signs: Directors Robert and Blue
- PFAS and Water Conditioning: Directors Robert and Zinniker
- Budget: To Be Determined

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
FOREST HILLS METROPOLITAN DISTRICT
HELD JUNE 17, 2026**

A Regular Meeting of the Board of Directors (the “District Board”) of the Forest Hills Metropolitan District (the “District”) was convened on Wednesday, June 17, 2026, at 5:30 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Craig Weinberg
Victor Robert
David Blue
Michael Zinniker
Bradley Birkelo

Also Present:

AJ Beckman and Dan Cordova; Public Alliance, LLC

Nickie Holder; NMHolder Financial, Inc.

Mike Menke; Direct Discharge Consulting, LLC

Nick Marcotte; Element Engineering LLC

**ADMINISTRATIVE
MATTERS**

Disclosures of Potential Conflicts of Interest: Mr. Beckman advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which Directors Weinberg, Robert, Blue, Zinniker and Birkelo confirmed that they have no conflicts of interest in connection with any of the matters listed on the agenda.

Agenda: Mr. Beckman 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 Weinberg and seconded by Director Zinniker, and upon vote unanimously carried, the Board approved the agenda, as amended.

Meeting Location and Posting of Meeting Notices: The Board entered discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting.

Following discussion, upon motion duly made by Director Weinberg and seconded by Director Zinniker, upon vote, unanimously carried, the Board

RECORD OF PROCEEDINGS

determined the meeting would be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location was duly posted and that no objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries, have been received.

PUBLIC COMMENT There were no public comments.

CONSENT AGENDA The Board considered the following actions:

- Approval of Minutes of May 13, 2026 Special Meeting.
- Approval of payment of claims.
- Approval of unaudited financial statements and cash positions.
- Ratification of Purchase Order with SaBell's Snow Plowing & Landscape Service, Inc. for application of Revive on turf grass at community entrance, in the amount of \$462.50.
- Ratification of Purchase Order with Sylvan Forestry for installation of Verbenone Pouches, in the amount of \$2,150.00.

Following discussion, upon motion, duly made by Director Weinberg, seconded by Director Robert and, upon vote, unanimously carried, the Board approved the Consent Agenda.

FINANCIAL MATTERS

2025 Budget Amendment Hearing: The President opened the public hearing to consider the amendment of the 2025 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider amendment of the 2025 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Following review and discussion, upon motion duly made by Director Robert, seconded by Director Blue and, upon vote, unanimously carried, the Board adopted the Resolution to Amend the 2025 Budget and Appropriate Expenditures.

2025 Audit: Ms. Holder discussed with the Board the status of the 2025 Audit. She noted she would provide the Resolution to Amend the 2025 Budget to the Auditor.

RECORD OF PROCEEDINGS

OPERATIONS AND MAINTENANCE MATTERS

Operator's Report: Mr. Menke reviewed the Operator's Report with the Board. He reported that water production is currently higher than it has been in several years due to recent repairs to the District's wells.

Well Rehabilitation Efforts: Mr. Menke reported on ongoing well rehabilitation efforts and recommended that planned sewage collection system repairs be deferred for an additional year. Mr. Marcotte concurred with the recommendation. Mr. Menke also noted that a dumpster for recyclable metals will be needed at the Wastewater Treatment Facility to support maintenance activities.

Mr. Menke reported that maintenance of Wells Nos. 8 and 9 was scheduled for June 10, 2026. During the maintenance work, plumbing associated with Well No. 9 failed, necessitating emergency repairs. He further reported that Well No. 5 failed, apparently as a result of a power surge, and that Well No. 6 experienced a similar failure, resulting in additional emergency repairs. At the time of the meeting, all wells were operational except Wells Nos. 7 and 9.

It was noted that Mr. Moncada would be obtaining a proposal from Iron Woman Construction & Environmental Services, LLC for re-piping Well No. 9. Mr. Menke further reviewed PFAS water sampling efforts with the Board.

Power Surge Protection: The Board entered into discussion regarding the condition of the District's power surge protection equipment.

Following review and discussion, upon a motion duly made by Director Weinberg, seconded by Director Robert and, upon vote unanimously carried, the Board authorized Mr. Beckman to approve a proposal for replacement of surge protectors, in an amount not to exceed \$8,000.

Engineer's Report: Mr. Marcotte reviewed the Engineer's Report with the Board. He reported that water samples have been submitted to the Colorado School of Mines for analysis necessary to support development of the PFAS treatment project design.

Manager's Report: Mr. Beckman reviewed the Manager's Report with the Board.

Wildfire Mitigation: The Board entered into discussion regarding wildfire mitigation. It was noted that Mr. Cordova, Director Birkelo, and Director Robert will meet with the Foothills Fire Protection District on June 24, 2026 at 3:00 p.m. to discuss wildfire mitigation best practices.

Proposals for Directional Signage: The Board deferred discussion at this time.

RECORD OF PROCEEDINGS

Maintenance Areas in Common Driveways: The Board discussed maintenance areas located within common driveways. It was noted that the project scope will need to be revised and resubmitted for consideration.

Proposal from DRC Construction Services, Inc. for Point Repairs within the Sewer Collection System: The Board deferred discussion at this time.

Proposal from Magee Electric, Inc. for Well 7 Pump Electrical Repairs: The Board reviewed a proposal from Magee Electric, Inc. for electrical repairs associated with Well No. 7.

Following review and discussion, upon a motion duly made by Director Zinniker, seconded by Director Weinberg and, upon vote unanimously carried, the Board authorized Mr. Moncada to proceed with obtaining proposals for the Well No. 7 electrical repairs. The Board further authorized Director Robert to approve a proposal for the repairs, in an amount not to exceed \$26,720.

Xcel Energy Inc. Distribution Line: Mr. Cordova discussed with the Board the Xcel Energy Inc. distribution line project.

Park Renovations: The Board deferred discussion at this time.

HOMEOWNERS ASSOCIATION ("HOA") MATTERS

There were no HOA matters.

LEGAL MATTERS

There were no legal matters.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Weinberg, seconded by Director Robert and, upon vote, unanimously carried, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting



Forest Hills Metropolitan District Operations Report

July 2026

Wastewater Treatment Facility Repairs/Upgrades

- Work w/ District and DRC to schedule jetting of FHMD collection system
 - Repairs? Discuss w/ Dave and Public Alliance
 - Awaiting schedule availability and update on previous discussions of point-repairs
 - Mike going to reach out to DRC
 - **2027 item**
- LS electrical/underground conduit repair – discuss “issue”
 - Productive to be on-site either 9/19 or 9/22
 - Thunder Mountain to be on-site 9/19 or 9/22
 - Altitude Electric to be on-site 9/24
 - Average cost \$200/hr to \$3500 total
 - DDC to determine best vendor
 - Running great, will anticipate this work to be completed sometime Spring 2026.
 - Will get contractors out to re-quote now that ground is thawed
 - **Determine available budget**
- Scrap Dumpster for WWTP
 - **Public Alliance procuring**
- Sludge Hauling – Late June/Early July if possible - **complete**

Water Treatment Facility Operations

- AJ/Public Alliance to schedule remaining Water Meter installs.
 - Awaiting more scheduled installs- Mike will begin reaching out again.
 - Public Alliance is re-beginning the scheduling w/ homeowners. Mike to provide latest list of meters to be replaced
 - **Mike will work w/ Dan at Public Alliance**
- Well #5 replaced on 6/15
 - Working well, Mike to re-do ‘simple’ automation on 6/16 and fully bring online
 - Fingers crossed the replaced pump can be warrantied
 - **Pump cost was warrantied**



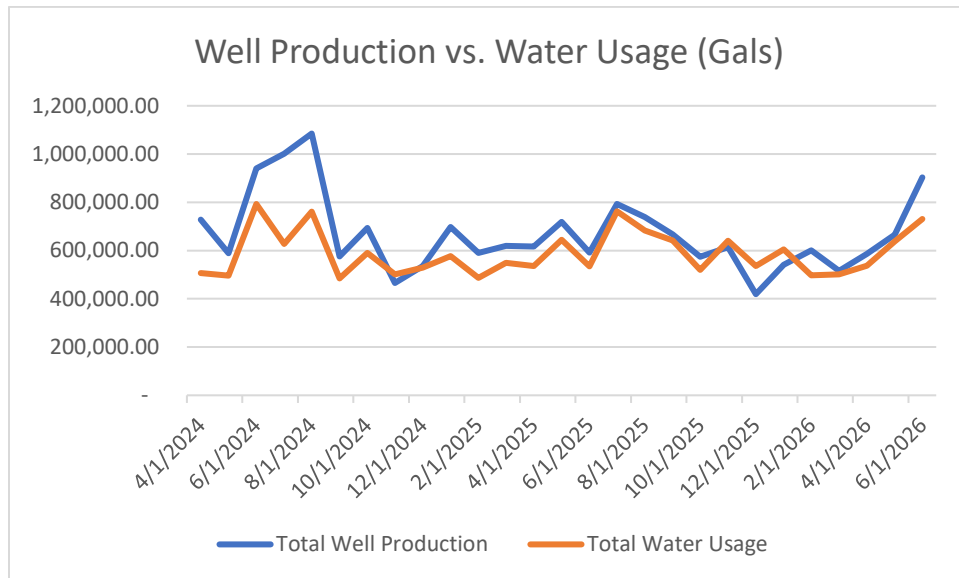
- Well #6 replaced on 6/12
 - Working great
- Well #7 repairs- need direction from District
 - Current bid from Magee Electric ~\$36,000
 - **Awaiting additional bids**
- Well #8 replaced 6/10
 - Working great, Mike to replace flow meter
 - **Replaced**
- Well #9 replaced 6/10
 - Working great... however the vault plumbing failed (see photos at end of report)
 - When vault plumbing failed, it took the check-valve with it. This caused the storage tank to drain backwards very quickly.
 - Isolated and shutdown night of 6/10
 - DDC to replace plumbing morning of 6/17
 - **Awaiting expansion and flex joints**
- Piezometer retrieved from Well #10
- Fire Hydrant Flowmeter – PollardWater for \$650
 - **Formal quote requested, will work w/ Public Alliance for procurement**
- IX sampling event to be conducted on 6/17 - **complete**

Water Production and Discharge Monitoring Reports

- Water Meter Readings:
 - June: Total Water Usage = 730,435 gallons
 - June: Total Water Production = 902,677 gallons
 - June Difference: 19.08%
 - Only a large discrepancy because we are still filling tank from historically lower levels due to previous outage of Wells.
- Wastewater Treatment DMR's:
 - June Average Influent Flow = 13,800 Gallons per Day
 - June Maximum Influent Flow = 15,100 Gallons per Day
 - **June Effluent Exceedances: Phosphorus**



Water Discrepancy Graph



Irrigation System and Ponds

- Prepping for redeployment of pond irrigation pumps
 - Pond 6 installed, Pond 4 week of 5/11
 - Working w/ AquaControl INC to determine if fountain is usable
 - Fountain found seems 'smoked' – Mike to determine w/ Dakota on DDC staff
 - **Confirmed 'smoked'**
- Filling Ponds – need to discuss w/ Public Alliance as RESPEC has shed some light on how we should be 'augmenting' water? Sounds like State involvement required?
 - Ponds will not be filled until more info provided via RESPEC
 - AJ to coordinate meeting w/ RESPEC and Soda Lakes to determine best timing/methods for water augmentation
 - **Ponds being filled**



ENGINEER'S PROGRESS REPORT

TO: Forest Hills Metropolitan District
FROM: Element Engineering
DATE: July 15, 2026
SUBJECT: Progress Report on Current Projects – **New Items Bold**

GENERAL ENGINEERING

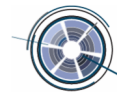
Element was requested to provide a review of the watershed TMDL document. The TMDL includes a target load of 182 lbs/yr for internal loading. This target is based on reducing the sediment phosphorus release rate by 95% which would result in a 90% reduction of the internal phosphorus load. FHMD accounts for 6.5% of current total TP loading. The document requires FHMD to reduce annual TP by 90% and sets a TP effluent limit of 0.1 mg/L TP.

Element has provided a proposal to evaluate the existing WWTP to determine its capacity to treat to the proposed limits. Also, we have provided the district a proposal for an asset management study for budgetary purposes. If the district would like to move forward with these items a board motion will be required. We are happy to answer any questions the board may have on the proposals.

PFAS TREATMENT PLANNING AND GRANT APPLICATION

FHMD and Element Engineering have completed a Project Needs Assessment (PNA) and 30% Design Plans for the proposed project. The PNA still needs to be submitted to CEOS, but technical difficulties and scheduling conflicts have caused delays. Element will assist FHMD to ensure the PNA is submitted by the end of February 2026.

The 30% Design plans include drawings for preliminary hydraulic profiling, process flow diagram, existing conditions, proposed site layout, and proposed treatment building.



Ongoing and Upcoming Work

As previously mentioned, Rapid Small Scale Column Testing (RSCCT) is currently being coordinated and scheduled for three treatment medias consisting of ion exchange resin, clay-based adsorbent (FluoroSorb), and granular activated carbon (GAC). The RSCCT will be completed at the Colorado School of Mines, and the results will identify the most effective media for the FHMD's groundwater sources; generate breakthrough curves; support design approval through CDPHE; develop life cycle operation and maintenance costs and confirm the final media selection for 60% design. The RSCCT is expected to be ongoing for several months, wrapping up in Spring – Summer 2026.

The raw water quality of all the supply wells at FHMD have elevated hardness, on average 633 mg/L as CaCO₃. This raises concerns of calcium carbonate precipitation in process piping, the distribution system, and customer's premise plumbing as well as fouling of ion exchange media to the point of reduced media lifespan before PFAS exhaustion is reached. Therefore, FHMD plans to include a pretreatment softening system, likely by conventional ion exchange softener with brine regeneration, due to limited space and size of the system. Design considerations must include space available for salt storage, regular salt delivery and handling, brine waste management, and implications on PFAS treatment performance.

The existing treatment plant property will likely need to be expanded via land acquisition or easement agreements. This situation is being handled by FHMD staff and is ongoing.

Project Schedule

The following project schedule outlines the upcoming milestones that will need to be completed but are subject to change:

- **Topographic Survey: Complete (2025)**
- **30% Design: Complete (2025)**
- **Project Needs Submittal: Complete**
- **Media/Vendor Coordination: Complete**
- **RSSCT Planning: Complete**
- **RSCCT Testing at Mines: Currently Ongoing**
- **Final Media Selection: Summer 2026**
- **60% Design Plans, Basis of Design Report: Late Summer - Fall 2026**
- **CDPHE Design Review: Winter 2026**
- **Plans for Bidding / 90% Design: Early 2027**
- **Construction: Mid – Late 2027**

We have executed agreements for the pilot testing work. The pilot test report has been submitted to CDPHE engineering section. The Mines laboratory has the samples and the media and is working through the RCCT setup and testing. Full laboratory results are expected in August.

In the meantime we have continued our design and have compiled an updated process flow diagram, site plan, and building floor plan (included in this report). Also included is a narrative on softening and its impact on the site and ongoing operations.

COVER LETTER

TO: FOREST HILLS METROPOLITAN DISTRICT BOARD OF DIRECTORS
FROM: ELEMENT ENGINEERING
DATE: JULY 2026
SUBJECT: SOFTENING CONSIDERATIONS FOR PFAS WATER TREATMENT PLANT

The attached drawings provide the current design concepts for the proposed Water Treatment Plant (WTP): **WTP floor plan** reflects a larger building footprint than originally anticipated to accommodate the raw water equalization tank, feed pumps, cartridge filters, softening skid, PFAS treatment equipment, chemical feed, and improved operator access. Locating the tank and feed pumps inside the building, rather than in a buried vault, improves maintenance access and long-term operability. **Process Flow Diagram** shows the proposed softening process, including partial blending to reduce hardness while limiting salt use and system downtime. **Site Plan** shows the larger WTP building footprint, including yard piping, and a brine silo for bulk salt storage.

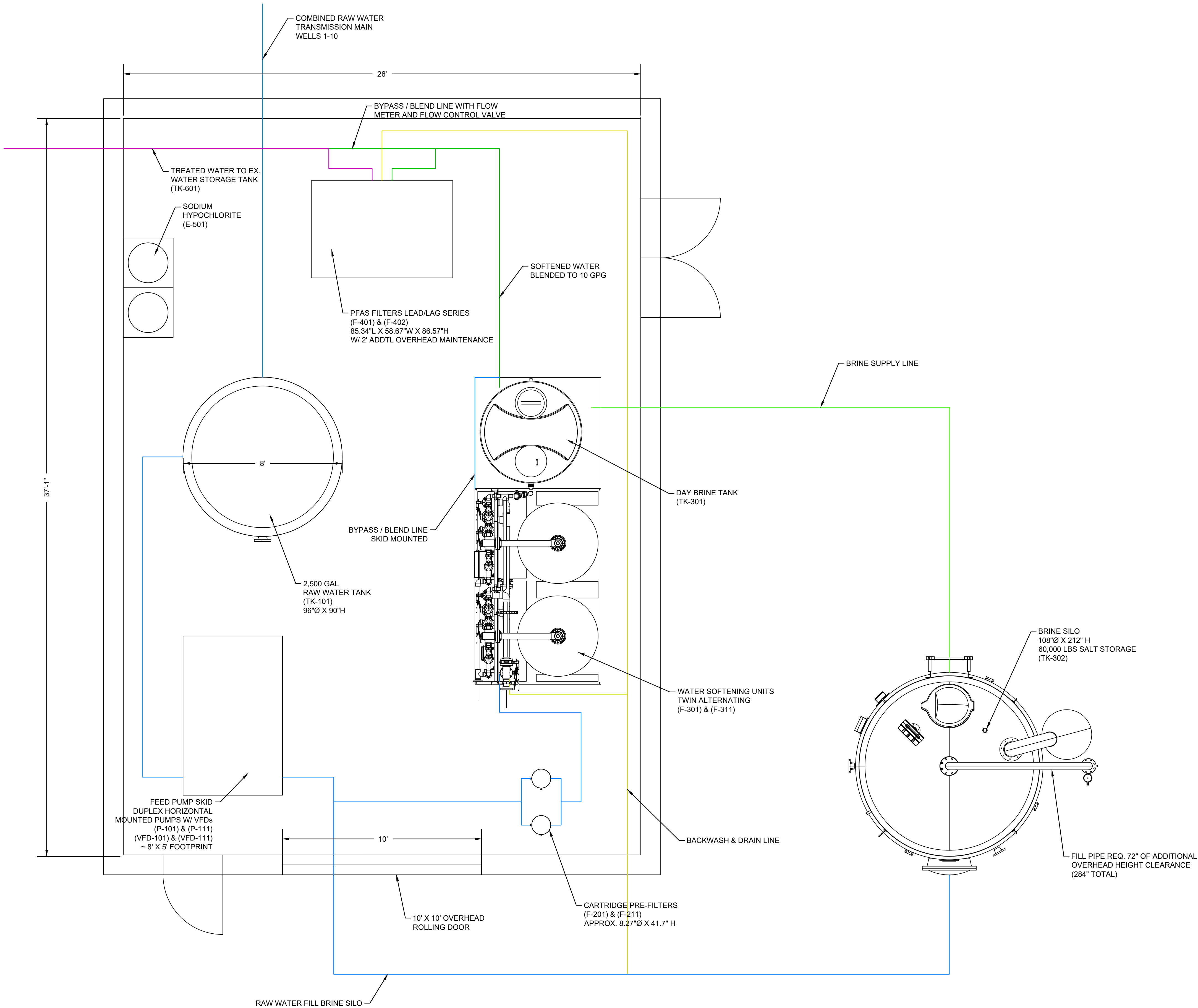
The primary benefit of softening at the proposed WTP will be improved finished water quality. Existing hardness is very high and contributes to scaling, fixture staining, water heater impacts, and other household nuisance issues. Softening would directly address these aesthetic concerns while also improving pretreatment for PFAS ion exchange (IX) treatment. This is important because high hardness can reduce IX effectiveness. IX remains a preferred PFAS treatment approach because it is straightforward to operate, uses single-use media, and does not generate treatment residuals or require additional process equipment.

The tradeoff to softening is residuals and salt management. Softener regeneration is expected to produce 1,500 to 2,000 gallons of residual waste per day under average to maximum month demand conditions. This flow would be routed into a small lift station and pumped into the collection system and wastewater treatment plant (WWTP), contributing 3-4% of the WWTP's 50,000 gallons per day permitted capacity. However, the residuals would contain elevated levels of chloride from softener salt, which may draw the State's attention during future discharge permit renewal or may view the softener discharge as an industrial-type waste contribution, and chloride could become a future effluent limit. If that occurs, the District may need WWTP improvements or replacement that should be considered in conjunction with the WWTP improvements already under discussion.

Salt handling is another key O&M consideration. Using the standard brine tank that comes with the softening skid would require manual loading 1-2 times per week, up to 1,700 lbs per event (~43 bags), equivalent to 3-5 pallets per month, resulting in increased operator time, delivery frequency, and long-term operating cost. The bulk brine silo shown on the drawings would have higher upfront capital cost, but would store approximately 60,000 lbs of salt, and allow 1-2 bulk deliveries per year by pneumatic truck. This would substantially reduce operator labor, improve site cleanliness, reduce frequent deliveries through the neighborhood, and likely provide better long-term value.

Ultimately, **Element's recommendation is to continue design with softening included**, pending confirmation from column testing. Softening provides meaningful benefits to residents and supports PFAS treatment performance, but the Board should understand the associated chloride discharge and salt handling implications before final design.

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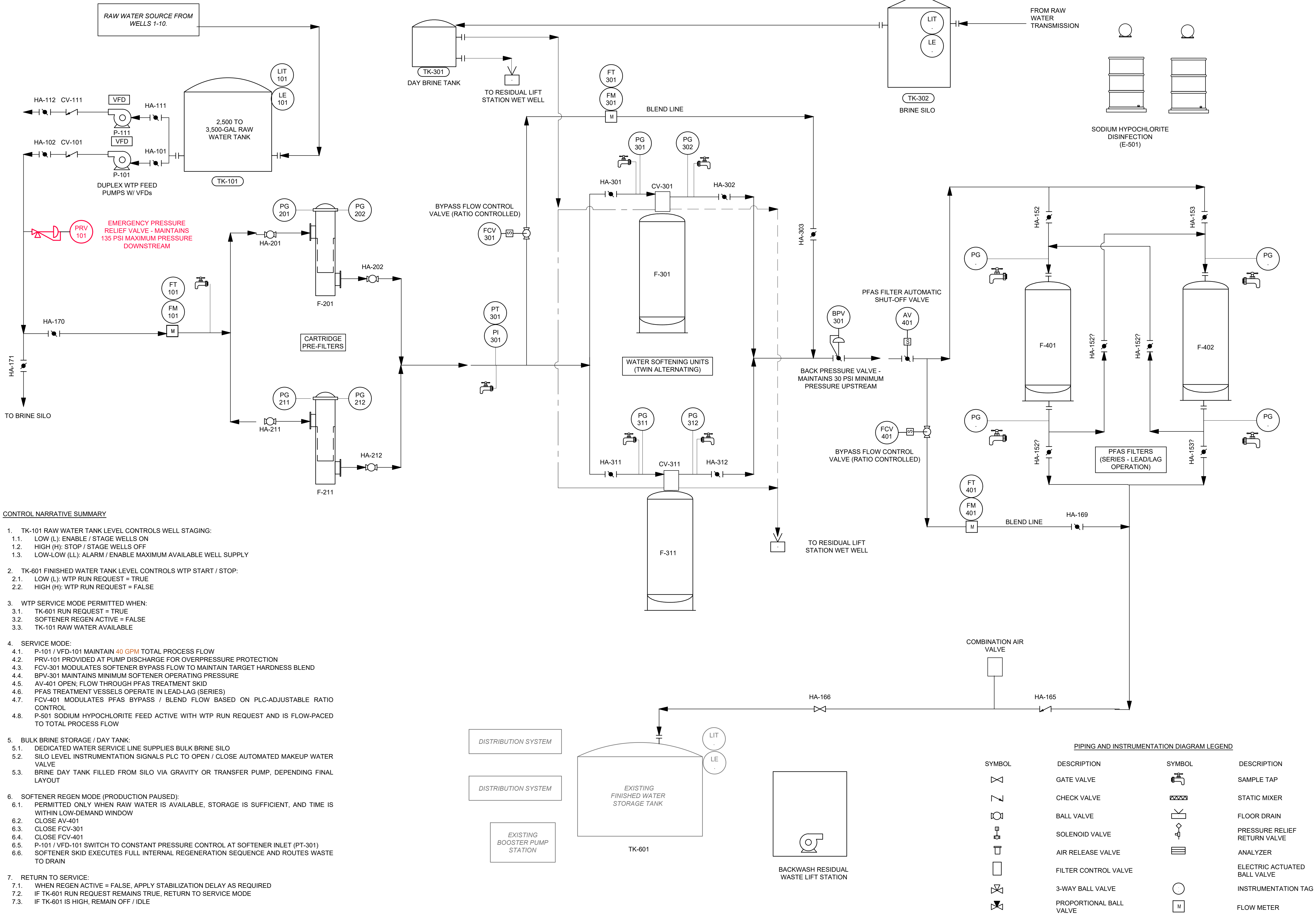


REVISIONS		NO	DATE	BY
DESCRIPTION				

PFAS WTP IMPROVEMENTS	
PROPOSED WTP - PLAN	
FOREST HILLS METROPOLITAN DISTRICT 7555 E. HAMDEN AVE., SUITE 501 DENVER, CO 80231	

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC	
DESIGNED BY TJW	CHECKED BY MAH
DATE JANUARY 2026	
JOB NUMBER 0025.0011	
EDITION	
PERMITTING	
SHEET	
CX	OF CX

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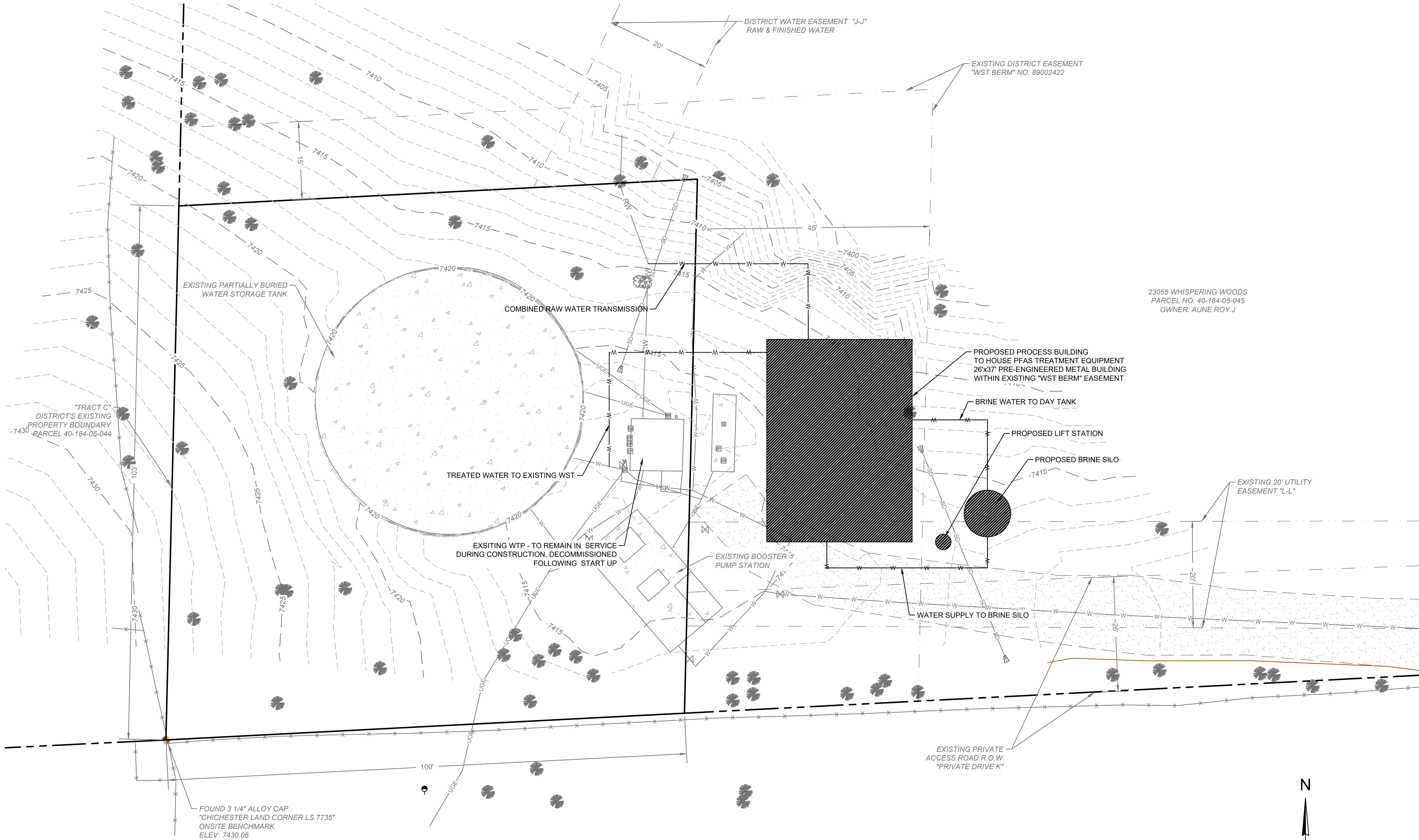


REVISIONS		BY	DATE	DESCRIPTION
NO				

PFAS WTP IMPROVEMENTS	
PROCESS FLOW DIAGRAM	
FOREST HILLS METROPOLITAN DISTRICT 7556 E. HAMPDEN AVE., SUITE 501 DENVER, CO 80231	

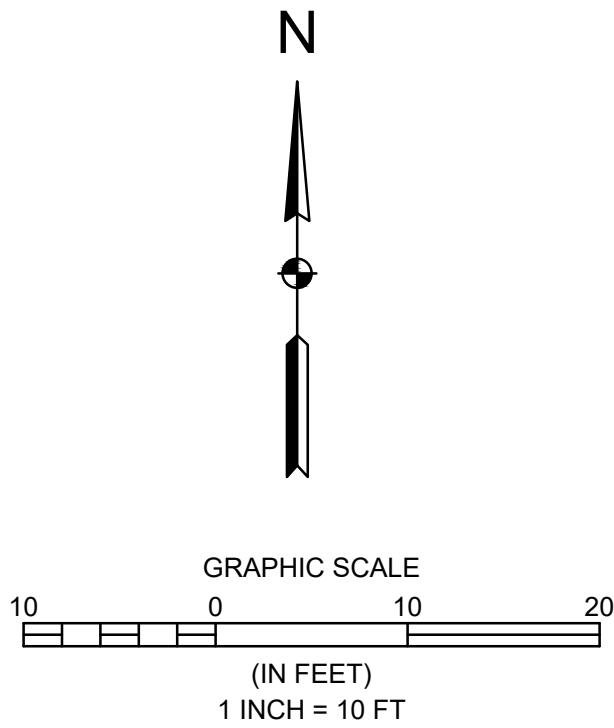
PREPARED UNDER THE DIRECT SUPERVISION OF	
FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC	
DESIGNED BY TJW	CHECKED BY MAH
DATE JULY 2026	
JOB NUMBER 0025.0011	
EDITION	
PERMITTING	
SHEET CX OF CX	

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23055 WHISPERING WOODS
PARCEL NO. 40-184-05-045
OWNER: AUNE ROY J

A
--
SITE PLAN
1" = 10'



NO	REVISIONS	DESCRIPTION	DATE	BY

PFAS WTP IMPROVEMENTS

SITE PLAN

FOREST HILLS METROPOLITAN DISTRICT
7555 E. HAMDEN AVE., SUITE 501
DENVER, CO 80231

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC	
DESIGNED BY TJW	CHECKED BY MAH
DATE JULY 2026	
JOB NUMBER 0025.0011	
EDITION PERMITTING	
SHEET CX OF CX	

DISTRICT MANAGER'S REPORT

To: Board of Directors, Forest Hills Metropolitan District

From: AJ Beckman, District Manager

Date: July 10, 2026

GENERAL MATTERS

Agreements: Nothing new

Website: No updates

Community Correspondence:

- Notice of Board Meeting sent of July 10th

HOA MATTERS

None

WATER SYSTEM AND PONDS

Treatment Facility: No update

Distribution System: No update

Ponds: Mr. Marcotte will provide recommendations and cost estimates to address the Pond 4.

Wells: Extensive work was performed on the District's wells in June. It appears that a power surge may have caused damage to wells 5 and 6. Well No. 7 has numerous breaks in the electrical feed and total replacement is recommended. In addition, when the pump for well 9 was restored numerous breaks in the plumbing occurred. Summary tables showing the cost of the well improvements to date, bids for the Electrical work necessary for Well No. 7, and bids for plumbing replacement for Well No. 9 are as follows:

June Well Repairs:

Well	Invoice	Service Date	Work Performed	Key Materials / Equipment	Cost
Well #1	1542	6/12/2026	Installed pump hold down; flushed dirty water until clear	O-rings, 2" couplings, swedge fitting	\$ 2,133.53
Well #6	1543	6/12/2026	Pulled and replaced the pump	25S50-26 460 Volt pump	\$ 6,655.00
Well #5	1546	6/15/2026	Replaced the motor	New 5HP Motor (No Charge)	\$ -
Well #8	1521.01	6/10/2026	Replaced pump, motor, and 2 check valves	Grundfos pump, Grundfos motor 7.5 hp	\$ 9,960.63
Well #9	1521.02	6/8/2026 & 6/10/2026	Diagnosed issues; Installed new pump, motor, and 2 check valves	Multiple fittings, Grundfos pump, Grundfos motor 7.5hp	\$ 13,136.621
Well #10	1546	6/15/2026	Pulled and reset the motor	Crane rental	\$ 3,490.00
TOTAL					\$ 35,375.37

Bid summary for the Well 7 electrical:

Category	Contractor	Price	Scope Summary	Notes
Replacement	Firefly Electrical	\$7,160.00	Trench ~600' (200' in rough terrain), Install 30A circuit & conduit to pump	Excludes landscape/surface repair, Requires 50% deposit,
Replacement	Hi Power Electric	\$17,561.38	Trench ~600' from disconnect to pump New raceway with 3PH 480V power	Excludes permits, new disconnects or cabinets
Replacement	Magee Electric	\$26,720.00	New 1" conduits across 3 zones New wires from panel to well pump 7	Excludes permits, rock/difficult soil digging
Repair & Troubleshooting	Hi Power Electric	\$4,706.11	Use locator to find short in 500' run. Includes fault locator rental	Excludes actual repair cost and permits
Repair & Troubleshooting	Magee Electric	\$9,235.00	Conduit/wire to 1st inground box. Trace B-phase short box-to-pump	Fixing fault billed extra (\$95/hr + parts) Excludes permits

Bid Summary, Well 9 Piping Replacement:

QP Services = \$29,724. Includes more extensive site work
Odin Services = \$5,250

Proposals are included in the meeting packet.

WASTEWATER

Treatment Facility: Mr. Beckman and Mr. Cordova have requested a dumpster for recyclable metals. Mr. Cordova followed up on July 9th and 10th to request delivery of the dumpster.

Collection System: DRC Construction has provided a proposal for point repairs in the collections system that were deferred in 2025 due to lift station emergency repairs. The updated proposal is in the amount of \$56,010. The work has not been approved pending final cost estimates for the well work necessary this year.

ROADS

Common Driveways: On Tuesday, May 12th Michael Williamson met with a representative from Centennial Paving to review and map pavement issues throughout the district. The information was loaded into the District's GIS system. The GIS map has since been updated to define the common drives based on input from the Board. The updated map layer is attached to this report. We expect to have multiple bids for repairs to these areas at the August board meeting.

Wayfinding Signage: We have received three proposals for the replacement of 25 signposts and the associated wayfinding placards the low bid is \$55,866, with the next two coming in at \$60,139, and \$129,786. The project has been deprioritized in order to more thoroughly consider repairs to shared drives this year.

FACILITIES AND OPEN SPACE

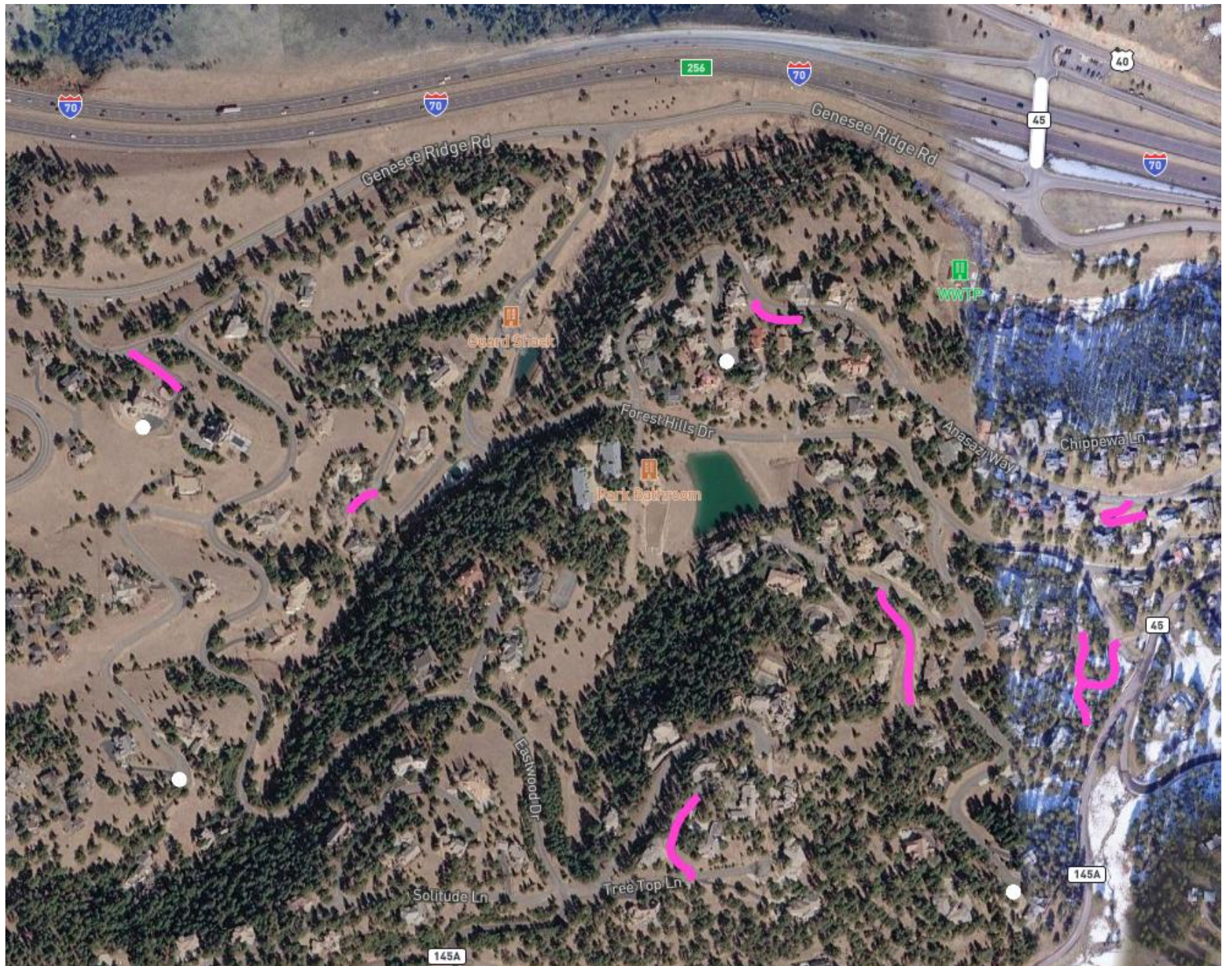
Community Park: The second phase of the park renovation project has been completed.

Wildfire Mitigation: On June 24th, District Management, along with Directors Birkelo and Robert, met onsite with two representatives from the Foothills Fire Protection District to survey the community and discuss an approach to wildfire mitigation practices. Concerning private property, the Foothills Fire Protection District has offered to meet with groups of homeowners to provide educational information on the importance of and best practices for wildfire mitigation. In regards to District-owned property, the group identified three areas of concern for the prioritization of mitigation efforts: clearing a defensible area around the District's water tank site, thinning areas near the community's main egress/access points, and creating defensible perimeters around the District's above-ground well electrical components.

A proposal from the Ember Alliance to prepare a community-specific Wildfire Management Plan is included in the meeting packet.

Genesee Property: The Management Team met onsite with the Genesee Foundation Open Space Manager to discuss maintenance of the open space tract located at the northwest corner of the District's Boundary, south of Genesee Ridge Road, east of Eastwood Drive and west of Forest Hills Drive. Trees in the entirety of the tract were inspected and generally found to be in good health, however one dead pine tree located along the fence line adjacent to 721 Summerwood Drive was identified and tagged for removal by Genesee, which will occur in the fall. It was noted that two other dead pine trees in the vicinity of the Genesee Foundation tract are, in fact, located in a tract owned by Jefferson County.

GIS Update: The system is fully functional and will serve as a repository for tracking repairs, locations, and condition of district assets. The updated map layer showing shared drives is on the following page.





Firefly Electrical Services
12860 West Cedar Drive, Unit 212 Lakewood, Colorado 80228 United States
720-915-2559
Contact@fireflyelectricalservices.com

Estimate 40668151

Estimate Date 6/24/2026

Billing Address

Nick M
872 Willoby Way
Golden, CO 80401 USA

Job Address

Nick M
872 Willoby Way
Golden, CO 80401 USA

Description of work

Trench to pump location and install new wire and conduit

Roughly 600 ft

Roughly 200 ft rougher terrain

2 guys one whole day

We will get a ride on trencher

30 amp circuit

Service #	Description	Quantity	Your Price	Total
UGT-125	Install 30-50a 120/240v Underground Circuit per 6' Non-Standard Hand Dig (does not include landscaping repair)	8.00	\$895.00	\$7,160.00

Potential Savings	\$764.56 - \$764.56	Sub-Total	\$7,160.00
		Tax	\$0.00
		Total Due	\$7,160.00
		Deposit/Downpayment	\$0.00

Thank you for choosing Firefly Electrical Services

By approving this estimate, the client acknowledges and agrees to the scope and terms outlined herein. Estimates are valid for 30 days from the date issued. Payment is due in full upon completion of work.
An 8% finance charge may be applied to any outstanding balance more than 30 days past due.

Projects exceeding \$5,000 require a 50% deposit prior to scheduling. Projects involving the purchase of a generator require a 60% non-refundable deposit to cover the equipment purchase.

Authorization to proceed with the described work constitutes acceptance of these terms and agreement to remit payment in full upon completion.



June 23, 2026

Invoice Ref: CS.1039

Reference: Nick Moncada

Hi Power Electric is pleased to provide an estimate for the project referenced.

Lump Sum Price: \$4,706.11

Scope of Work: Use a cable locator to trace out and find short within a 500' water pump run buried under ground

- Bid includes a rental of a cable fault locator

Our Standard Terms and Conditions are attached and incorporated into this price.

We thank you for the opportunity to provide an estimate on this project and look forward to working with you.

Regards,

CUSTOMER ACCEPTANCE:

 **HI POWER**
Chad Lee | Service Manager
Cell: (720) 291-7153

6403 S Uvalda St. Suite 400
Centennial, CO 80111

Date

Signature and Title



STANDARD TERMS AND CONDITIONS

We have included the following items in our proposal:

1. One year warranty.

Clarifications:

1. Our proposal is based on a mutually agreeable contract and mutually agreeable schedule.
2. Price is based on an 8-day construction schedule during off-hour business hours.
3. Hi Power reserves the right to modify its price after 15 calendar days.
4. An invoice will be issued upon completion of the work, or monthly beginning 30 days after the start of work, whichever occurs first. Payment is due upon receipt of the invoice.
5. Once work has commenced, we will proceed under the assumption that all terms have been accepted.
6. As a lump-sum contractor, we pay sales tax to vendors on purchased materials.

We have not included the following items in our proposal:

1. Plywood backboards for telecommunications equipment.
2. Material or labor escalation.
3. Impacts due to force majeure, pandemic, or supply chain delays.
4. Electrical permit fees.
5. Any additional material and/or work performed outside of proposed scope will be charged as a T&M (Time and Material) basis.



July 10, 2026

Invoice Ref: CS.1050

Reference: Nick Moncada RE 872 Willobé Way Golden, CO 80401

Hi Power Electric is pleased to provide an estimate for the project referenced.

Lump Sum Price: \$17,561.38

Scope of Work: Trench approximately 600' from well pump #7 down to service disconnect. Hi Power will run a brand-new raceway containing 3PH 480V power from the service disconnect back up to the control cabinet feeding the pump. After trenching is complete Hi Power to back fill and cover raceway

-Bid includes equipment rental for duration of scope

Our Standard Terms and Conditions are attached and incorporated into this price.

We thank you for the opportunity to provide an estimate on this project and look forward to working with you.

Regards,

CUSTOMER ACCEPTANCE:

 **HI POWER**
Chad Lee | Service Manager
Cell: (720) 291-7153

6403 S Uvalda St. Suite 400
Centennial, CO 80111

Date

Signature and Title



STANDARD TERMS AND CONDITIONS

We have included the following items in our proposal:

1. One year warranty.

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6. As a lump-sum contractor, we pay sales tax to vendors on purchased materials.

We have not included the following items in our proposal:

1. Plywood backboards for telecommunications equipment.
2. Material or labor escalation.
3. Impacts due to force majeure, pandemic, or supply chain delays.
4. Electrical permit fees.
5. Any additional material and/or work performed outside of proposed scope will be charged as a T&M (Time and Material) basis.
6. Any new disconnects, control cabinets, or service type equipment



Magee Electric, Inc.
PO Box 27209
Denver, CO 80227
Phone: 303-289-4499
Fax: 303-289-1646
contact@MageeElectric.com
www.MageeElectric.com

Proposal 26-2889

Job: Proposal Riva Chase Well Pump 7 Refeed Project 6-10-2026

Date: Jun 3, 2026

<u>Proposal Submitted To:</u> Name: Public Alliance Address: Contact: Nick Moncada Phone: 720-213-6621 Email: nickm@publicalliancellc.com	<u>Work to be performed of:</u> Job: Jobsite: Riva Chase Address: 22204 Forest Hills Dr, Golden, CO 80401 Date of Plans: Architect: Attn:
---	--

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of the following electrical work:

Base Electrical \$9,235.00

Provide and install:

- (1) 1" conduit from electrical panel to existing in ground box
- New wires from the electrical panel to the 1st inground box

Provide:

Fault finders tracing for the wires from the inground box to the well pump

- There is a fault in the B phase of the wiring that we need to find

*** Fixing the fault will be done on a time and material basis at \$95.00 per hour + materials

Fix:

Electrical components that are loose and falling off the fence post

Alternate #1 \$26,720.00

Provide and install:

- (1) 1" conduit from electrical panel to existing in ground box
- (1) 1" conduit from 1st in ground box to 2nd inground box
- (1) 1" conduit from 3rd inground box to well pump control panel
- New wires from the electrical panel to well pump 7

Fix:

Electrical components that are loose and falling off the fence post

NOTES:

Price subject to change due to material cost increases beyond our control

All work to be done during normal business hours

Permit is excluded, if needed additional fees will incur

Directional Bore Assumptions:**Scope of Work**

All engineering plans will be prepared to ASCE Quality Level standards and to the requirements listed in this Estimate. As-built drawings, wildlife, environmental, or stormwater studies or mitigation plans are excluded. Unless specifically noted, permit fees, traffic control, and bonds are excluded. No services are included beyond those expressly stated.

Soil Conditions

Pricing assumes favorable soil conditions. If sand, cobble, rock, buried debris, or other difficult soils are encountered, additional charges will apply. Work may be suspended until a written change order is signed.

Existing Conduits

Pricing assumes conduits are clear and undamaged. If conduits are crushed, contaminated, overfilled, or otherwise impassable, additional charges will apply. Investigation and repair services may be provided by CCE upon written request for an additional fee.

Surface Remediation

Asphalt potholes will be patched with cold patch, concrete potholes with mortar, and all potholes filled with sand or fine aggregate (squeegee). Restoration is limited to these methods unless otherwise required by the AHJ. More extensive remediation, such as panel replacement or flowfill, will incur additional charges.

Work Hours

Work will be performed during normal business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m., excluding holidays. If permitting requires off-hours, weekend, or holiday work, additional costs will apply. Restrictions discovered after work begins will be treated as a change order.

Utility Locates

CCE will not perform private utility locates and is not responsible for unmarked utilities or facilities. Private utilities include, but are not limited to, irrigation lines, low-voltage systems, and customer-installed facilities. The customer must provide accurate information for all private utilities. Any damages, delays, or costs resulting from incomplete or incorrect information are the customer's responsibility.

Property Rights

The customer is responsible for securing all necessary legal agreements, easements, and rights to install facilities on the property or in the right-of-way prior to work commencing.

All necessary materials and the above work to be performed in accordance with the drawings and specifications submitted for above work for the sum of: \$ \$35,955.00
With payments to be made as follows: NET 30 progressive

THIS PROPOSAL AND ALL WORK PERFORMED BY MAGEE ELECTRIC, INC. IS GOVERNED BY AND SUBJECT TO THE ATTACHED TERMS AND CONDITIONS

Respectfully Submitted by

Joe Magee

Per Magee Electric, Inc.

Note—This proposal may be withdrawn by us if not accepted within 30 days on Jul 10, 2026

ACCEPTANCE OF PROPOSAL

The above prices, specifications, terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted_____Signature_____

Date_____Signature_____

THIS PROPOSAL AND ALL WORK PERFORMED BY MAGEE ELECTRIC, INC. IS GOVERNED BY AND SUBJECT TO THE ATTACHED TERMS AND CONDITIONS

TERMS AND CONDITIONS

1. Definitions. As used in these Terms and Conditions, "Magee" means Magee Electric, Inc., its affiliates, successors, owners, members, employees, contractors and agents. "Owner" means the person or entity requesting that Magee perform work and listed on each applicable Proposal. Magee and Owner are referred to herein as the "Parties" and each a "Party." "Proposal" means the Proposal provided with these Terms and Conditions that sets for the Work to be performed by Magee for Owner. "Work" means the services, labor, materials, and equipment provided by Magee and detailed in the applicable Invoice. "Invoice" shall mean the invoice(s) submitted to Owner for the Work completed by Magee and identifying the Work performed. "Agreement" shall mean the Proposal, Invoice and these Terms and Conditions.

2. Applicability; Parties Bound. By executing the Proposal, Owner agrees to be bound by these Terms and Conditions which shall control and govern all Work performed or to be performed by Magee for Owner, without modification. No other terms or conditions set forth by Owner shall be binding on Magee.

3. Permitting. Unless otherwise provided in the Proposal, Magee shall secure and pay any permits, fees, licenses and inspections by government agencies necessary for proper execution and completion of the Work. Magee shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work. Magee shall not be responsible for any permits pulled by Owner or cost relating to the same.

4. Drawings, Plans & Specifications. Except as specifically noted in the Proposal, Magee shall not be responsible for providing any design, engineering, drawings or plans relating to the Work. Magee is entitled to rely upon the adequacy, accuracy, and completeness of all drawings, plans, designs, blueprints or other information or specifications provided by Owner and shall not be responsible for the same. Owner shall be responsible for providing all performance and design criteria for the Work.

5. Access. Owner agrees to furnish Magee with access to the project site at reasonable times in order to carry out any Work, testing or inspections necessary to fully complete the Work and shall provide Magee with all information and documents reasonably required by Magee and available to Owner as necessary for Magee to fulfill its obligations under the Agreement.

6. Invoices & Payment. Magee shall invoice Owner for Work monthly. All Invoices are due on Net-30 basis. For any payment not received when there shall be imposed a late charge equal to ten percent (10%) of the outstanding payment, plus interest at the rate of eighteen percent (18%) per annum.

7. Parts & Materials. Magee reserves the right to invoice Owner in advance for any parts or materials in excess of \$1,000.00 required in connection with the Work, or to require the Owner to supply any such parts or materials at its own expense. Magee shall have no liability for any parts, materials or equipment provided or supplied by Owner. In the event Magee supplies parts or materials to Owner in connection with the Work, Magee reserves the right to invoice Owner for its actual cost plus a ten percent (10%) mark-up on any parts or materials provided by Magee. All prices set forth in the Proposal are subject to change due to material cost increases.

8. Limited Warranty. Magee warrants all Work shall be free from material defects in workmanship for a period of one-year from the date of completion. Upon a breach of this warranty, Owner shall provide notice to Magee of a valid warranty claim and Magee, at Magee's sole option, shall either repair or replace any defective Work at its sole cost and expense. Magee shall have reasonable access to the project site as necessary to perform its warranty obligations under this Agreement. Any materials, parts or equipment provided by Magee with a separate manufacturer's warranty are not eligible for Magee's limited warranty. There shall be no warranty on any Owner provided materials or equipment.

9. No Representations or Warranties. EXCEPT AS SET FORTH IN SECTION 8 ABOVE, MAGEE MAKES NO OTHER REPRESENTATION, WARRANTY OR GUARANTEE AS TO THE WORK EXCEPT AS SPECIFICALLY SET FORTH IN THE PROPOSAL. ALL REPRESENTATIONS AND WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW. NO STATEMENT, ADVICE, INFORMATION OR ACTION FROM MAGEE OR ANY OTHER SOURCE SHALL CREATE ANY WARRANTY NOT EXPRESSLY

STATED IN THIS AGREEMENT. IN NO EVENT SHALL MAGEE BE LIABLE FOR ANY INDIRECT, INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR RELATING TO THIS WORK CONTRACT, INCLUDING, BUT NOT LIMITED TO, DAMAGES FOR LOSS OF PROFITS, LOSS OF BUSINESS, OR LOSS OF USE, EVEN IF MAGEE HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. In no event shall Magee's liability exceed the amount paid by Owner under the applicable Invoice for the Work giving rise to the liability.

10. Insurance. Owner shall purchase and maintain homeowners insurance and/or property insurance written on a builder's risk "all-risks" completed value or equivalent policy form sufficient to cover the total value of the Work on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the Proposal and shall be maintained until completion of the Work. Magee shall maintain the following insurance coverages: (1) Commercial General Liability with limits of \$1,000,000 each occurrence / \$2,000,000 general aggregate; (2) Automobile Liability with a combined single limit of \$1,000,000; and (3) Workers Compensation per statute; and (4) Employers' Liability with limits of \$1,000,000 each accident.

11. Indemnification. To the fullest extent permitted by law, Owner shall indemnify, protect and defend Magee from and against all liability, demands, claims, actions, causes of action, assessments, losses, fines, penalties, costs, damages, and expenses, including TERMS AND CONDITIONS reasonable legal and expert fees and expenses (each a "Loss" and collectively, "Losses") resulting from or arising out of any claim made against Magee by a third party, arising out of, relating to, or resulting from Magee or its agents' performance of the Work, or any breach or default by Owner of its representations, warranties, covenants, duties and other obligations under this Agreement, except those finally determined by a Court to be caused by the sole negligence or willful misconduct of Magee. This provision shall survive the termination of this Agreement.

12. Changes. Any changes to the Work set forth in the Proposal shall be set forth in a mutually agreed written change order signed by the Parties. All change orders shall set forth any additions to the total project price and the time for completion. Magee shall not be obligated to perform any Work not set forth in the Proposal or a mutually agreed upon written change order.

13. Force Majeure. Neither Party shall be deemed in breach of this Agreement if they are unable to perform by reason of pandemic or other mass illness; fire, earthquake, flood, hurricane or other severe weather; labor dispute, act of war, terrorism, riot or other severe civil disturbance; death, severe illness or incapacity of the Party's manager(s); or any local, state, federal, national or international law, governmental order or regulation or any other event beyond such Party's control, including but not limited to supply chain disruption (collectively, "Force Majeure Event"). Upon occurrence of any Force Majeure Event, the affected Party shall give notice to the other Party, as soon as is reasonably possible, of its inability to perform or of delay in completing its obligations and shall propose revisions to the schedule as appropriate.

14. Miscellaneous Provisions.

- a. Magee is performing the Work as an independent contractor and Owner shall have no right to direct, supervise, or control Magee's employees, subcontractors or vendors.
- b. This Agreement contains the entire Agreement between the Parties and supersedes all prior agreements or representations, written or oral, with respect to the subject matter hereof. This Agreement constitutes the entire Agreement between and among the Parties. This Agreement may only be amended in writing signed by the Parties.
- c. Owner may not assign, by operation of law or otherwise, any rights or delegate any obligations under this Agreement without the prior written consent of Magee.
- d. This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Colorado. THE PARTIES HEREBY AGREE THAT ANY ACTION OR PROCEEDING ARISING OUT OF THIS AGREEMENT SHALL BE HEARD BY A COURT SITTING WITHOUT A JURY AND, TO THE EXTENT PERMITTED BY LAW, WAIVE ALL RIGHTS TO A TRIAL BY JURY. Any such enforcement action shall be filed exclusively in a state or federal court of competent jurisdiction located in the City and County of Denver, Colorado.
- e. In the event of any claim, controversy or dispute involving this Agreement, its interpretation or enforcement, the prevailing Party in such claim, controversy or dispute shall be awarded its reasonable attorneys' fees and costs, including any attorneys' fees and costs of any associated appeal.
- f. The remedies set forth in this Agreement are not exclusive, and either Party shall be entitled to any other remedy available under applicable law or at equity, all of which shall be cumulative. The waiver by one Party of a breach of any of the provisions of this Agreement by the other Party does not operate as and may not be construed as a waiver of any

subsequent breach of the same or any other provision by the other Party.

OWNER or OWNER'S Representative(s) authorized to coordinate site access, day-to-day coordination and inspections:

Name / Address / Phone / Email



Odin Services LLC

2754 Quarterland Street | Strasburg, Colorado 80136
ian.odinservices@gmail.com | www.odinservicesllc.com

RECIPIENT:

Forest Hills Metropolitan District

867 Hill and Dale Road
Golden, Colorado 80401
Phone: (720) 988-4790

Quote #558

Sent on

Jun 22, 2026

Total

\$5,250.00

Product/Service	Description	Qty.	Unit Price	Total
2 inch water line	Excavate down and install new copper 2 inch water line from existing well to existing pit. Up to 15 ft long. And up to 6 ft deep.	1	\$5,250.00	\$5,250.00
1.5 inch water line	Install new water line from existing pit to valve outside of the pit up to 10 ft long and up to 6 ft deep. This repair to be done same day as 2 inch repair Keep existing yard hydrant in service.	1	\$2,850.00	\$2,850.00
Standard Includes and Excludes	STANDARD INCLUDES: Excavation, Plumbers, Laborers, pipe and fittings. Backfill, standard compaction, cleanup/haul away of extra dirt. Permits and inspections as needed. EXCLUDES: Any work outside of the above listed scope and any listed terms below. Any work in the right of way. Cave-ins, box shoring and damages to caused by cave-ins. Any private utilities, and private utility locating. Landscape remove or replace. Concrete cracking/heaving/sinking.	1	\$0.00	\$0.00

Not included

Total

\$5,250.00

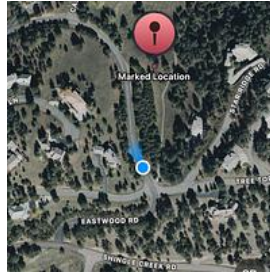


Odin Services LLC

2754 Quarterland Street | Strasburg, Colorado 80136
ian.odinservices@gmail.com | www.odinservicesllc.com

Images

View online <https://l.jbbr.io/BeRzo7B>



Reviews

Travis Arbogast



Odin services always does great work. I've hired them for many jobs. I highly recommend them.

Vern Eavenson



Great company to work with.

Dan Boghean



Ryan and his team are awesome. They showed up right on time and got to work quickly. They finished fast and put everything back in its place. Ryan was very communicative throughout and explained everything thoroughly. Definitely recommend and will happily use them again in the future.

****Additional Terms and Conditions**:** Please be advised that job cancellation fees may apply. Payment for Invoices are structured as follows: a deposit of 50% is required upfront, with the remaining balance due upon completion of the work performed. Any invoice that remains unpaid after the due date will incur interest at a rate of 20% per annum. Should it become necessary to collect any outstanding balance, Odin Services LLC reserves the right to recover all costs associated with collection, including attorney fees. Furthermore, Odin Services LLC is entitled to assert a mechanic's lien for any unpaid labor and materials supplied to building projects in accordance with Colorado law.

****Items Not Included**:** Trees, bushes, flowers, plants, grass, landscape, sod, fence repair, sprinklers, decorative rock, private utilities, private utility locates, gas, electrical, waterline, etc. Odin Services LLC is not responsible for damages caused by unstable soil, cave ins or any other unforeseen complications including natural disasters. All agreements are contingent upon strikes, accidents or delays beyond our control.

This quote is valid for a period of 30 days, after which the prices may be subject to change.



12503 E EUCLID DR
STE 200
CENTENNIAL, CO 80111

To:	Forest Hills Metro District	Contact:	
Address:	7555 E. Hampden Ave, Suite 501 Denver, CO 80231	Phone:	
		Fax:	
Project Name:	2026 Forest Hills Well Site #9 Repairs	Bid Number:	
Project Location:	956 Castle Ridge Rd, Golden, CO	Bid Date:	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Mobilization / Demobilization					
1	Mobilization / Demobilization	1.00	LS	\$3,010.00	\$3,010.00
Total Price for above Mobilization / Demobilization Items:					\$3,010.00
Well Side Repairs (South Side)					
2	South Side Install And Remove BMP's (Silt Fence, Straw Waddles, Construction Fence)	1.00	LS	\$2,773.00	\$2,773.00
3	South Side Repairs (Excavation, Installation 2" Copper With Fitting, Core New Penetration, Backfill)	1.00	LS	\$13,025.00	\$13,025.00
4	South Side Restoration (Top Soil Respread, Seeding, Rock Drive From Well To MH)	1.00	LS	\$1,642.00	\$1,642.00
Total Price for above Well Side Repairs (South Side) Items:					\$17,440.00
Valve Side Repairs (North Side)					
5	North Side Install And Remove BMP's (Silt Fence, Straw Waddles, Construction Fence)	1.00	LS	\$2,773.00	\$2,773.00
6	North Side Repairs (Excavation, Installation 1 1/2" Sch 80 PVC With Fittings To Existing Valve, Core New Penetration, Backfill)	1.00	LS	\$4,859.00	\$4,859.00
7	North Side Restoration (Top Soil Respread, Seeding, Rock Drive From MH To Valve)	1.00	LS	\$1,642.00	\$1,642.00
Total Price for above Valve Side Repairs (North Side) Items:					\$9,274.00
Total Bid Price:					\$29,724.00

Notes:

- INCLUSIONS: Any/All - Labor, equipment and materials necessary to install the above listed items.
- MOBILIZATION: One (1) mobilization is included. Additional mobilizations will be billed at the stated unit price.
- EXCLUSIONS: Unless specifically stated otherwise the following exclusions apply: engineering, survey, staking and layout, dewatering, landscaping, irrigation, concrete flatwork, bonds, permits, tap and inspection fees, third party QC/QA, traffic and/or pedestrian control, installation and maintenance of erosion control items past construction window, import and placement of structural/select fill (assumes on-site materials are suitable as backfill), importing or off-site trucking of construction water, winter conditions complete, costs associated with private utilities location, job trailer, any / all electrical including materials. Any labor, equipment or materials for inside the Water Vault MH. Well disinfection, operations and maintenance.
- WATER QUALIFICATIONS: Unless specifically stated otherwise the water services exclude: temporary water main or temporary services to maintain water to businesses or private residences, excludes water shut-off notifications to residences, water services closer than 5 foot from the outside of building unless identified in the pay items.
- STANDARD QUALIFICATIONS: All prices herein are guaranteed for thirty (30) days from date of proposal. Quantities are an estimate, final installed amounts will be adjusted at the quoted unit price. Proposed pricing is based upon consecutive and continuous installation of items and activities without impact or delay by others. If construction phasing is required, then price adjustment(s) may be implemented in order to accommodate the primary CPM project schedule. A surcharge for fuel will occur when the diesel fuel cost index increases more than \$.25 per gallon according to the Department of Energy. Testing required as part of the sanitary and storm services will be performed once. Any other test requirements will be billed on time and material basis. Regarding all pipeline pricing associated with site development that is associated with earthwork and grading of streets, site, etc. A "Hold-down Plan" will be required on all streets to allow for the placement of trench spoils in the roadway section. The amount of Hold-down required will be provided by owner (i.e. Representative, engineer, etc.) prior to installation of utilities. All spoils associated with the installation of utilities will be placed in roadway to account for Hold-down.

- **UNSUITABLE CONDITIONS:** Any/all unsuitable and unforeseen conditions encountered (rock excavation, silty sand, muck excavation and/or stabilization of subgrade, hazardous or contaminated materials, frozen ground, excessive groundwater, buried/hidden/unforeseen items, etc.) may require price adjustments if and when these conditions are encountered. If existing soil (i.e. claystone, sandstone, bedrock etc..) impedes the estimated production rate, prices may require adjustment.
- **BOND:** If Performance and Payment Bond is required add Bond Rate at 0.75% of total bid price per year of Warranty.
- **DAVIS BACON:** Davis Bacon wages are not included in above pricing.
- **ADD/ALTERNATES Identified;**Any unforeseen site condition or additional adjustments to installation will requires adjustments to pricing. Water Vault MH Labor, Equipment and Materials to be provided by others.Tempoary Watering to be provided by others after seeding installation's Access will be via existing trail. Cost associated with repairs or restoration will be by others or price adjustment.

Payment Terms:

Payment is due 30 days from date of invoice.

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: QP SERVICES, LLC Authorized Signature: _____ Estimator: John Feldhauser (720) 814-6126 jfeldhauser@ironwomancon.com
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Riva Chase
Scope of Work Bulleted List

Phase 1: (2 months)

- Initial meeting w/ client
 - TEA team: project manager (PM) and GIS Specialist (GIS)
- Data gathering (background documents, data layers, maps, etc.)
- Background map (includes roads, parcels, Riva Chase/Forest Hills Metropolitan District (FHMD) boundary, open spaces, etc. This is used for: ground assessment, roadway survivability, and in the final document)
- Partner meetings (to decide which fire behavior data to use (Colorado Wildfire Risk Assessment (CO-WRA) or Colorado All-Lands Wildfire Risk Assessment (COAL), gather forestry data on open spaces managed by Forest Hills Metropolitan District and surrounding areas, ensure alignment w/ Community Wildfire Protection Plans (CWPPs) and other planning documents)
- Roadway survivability (TEA analysis to assess roadway conditions and potential stretches that may be “non-survivable” for evacuees in high fire weather scenarios)
- Ground assessment (gather on-the-ground data of open spaces, roadways, and home ignition zones; ground truth fire behavior data)
- Highly Valued Resources and Assets (HVRAs) and critical infrastructure map (collect data from partners and create map of HVRAs, critical infrastructure, and suppression resources for prioritization of mitigation strategies)

Deliverables:

- Background map of Riva Chase
- Map of Roadway Survivability for Riva Chase
- Map of HVRAs and critical infrastructure
- Ground assessment results and description of hazards

Phase 2: (2 months)

- Client check-in meetings (PM and GIS)
- Document drafting
- Geo-referenced photo log (used to record and communicate hazards, identify priority project areas, record of current conditions) (optional)
- Recommendations
 - Open space mitigation strategies
 - Identify priority areas in open spaces for fuel treatment/reduction projects to mitigate wildfire risk and benefit ecosystem

health/resilience. These project areas will be prioritized based on treatment effectiveness and feasibility.

- Roadway treatments for evacuation safety
 - Identify stretches of roadways in need of roadside fuel reduction projects to increase evacuation safety. Projects prioritized based on treatment effectiveness and feasibility.
- Structure risk reduction (optional)
 - Identify common home hardening and home ignition zone hazards throughout the neighborhood and provide prioritized recommendations for residents to reduce structure risk.
- Invasive species management (optional)
 - Identify invasive species present in open spaces and provide prioritized management recommendations based on effectiveness and feasibility.

Deliverables:

- Geo-referenced photo log (optional)
- Narrative of mitigation strategies for each open space
- Map and table of priority roadside and open space treatments
- Homeowner recommendations for home hardening and defensible space (optional)
- Narrative on invasive species management (optional)

Phase 3: (2 months)

- Final client meetings to wrap up project (PM and GIS)
- Develop an implementation plan
- Draft of final Wildfire Management Plan document
- Review and revision of document and plans
- Develop an outreach plan for residents (optional)
- Final Wildfire Management Plan document
 - Includes all results of analysis with accompanying maps, narrative of hazards, treatment recommendations, prioritization of recommendations, and implementation plan

Deliverables:

- Implementation plan with open space narratives
 - Current conditions

- Desired future conditions
- Annotated maps
- Area by area mitigation strategies
- Resident outreach plan (optional)
 - Recommendation for homeowner actions and outreach strategy
- Wildfire Management Plan final document with proposed project schedule

BUDGET

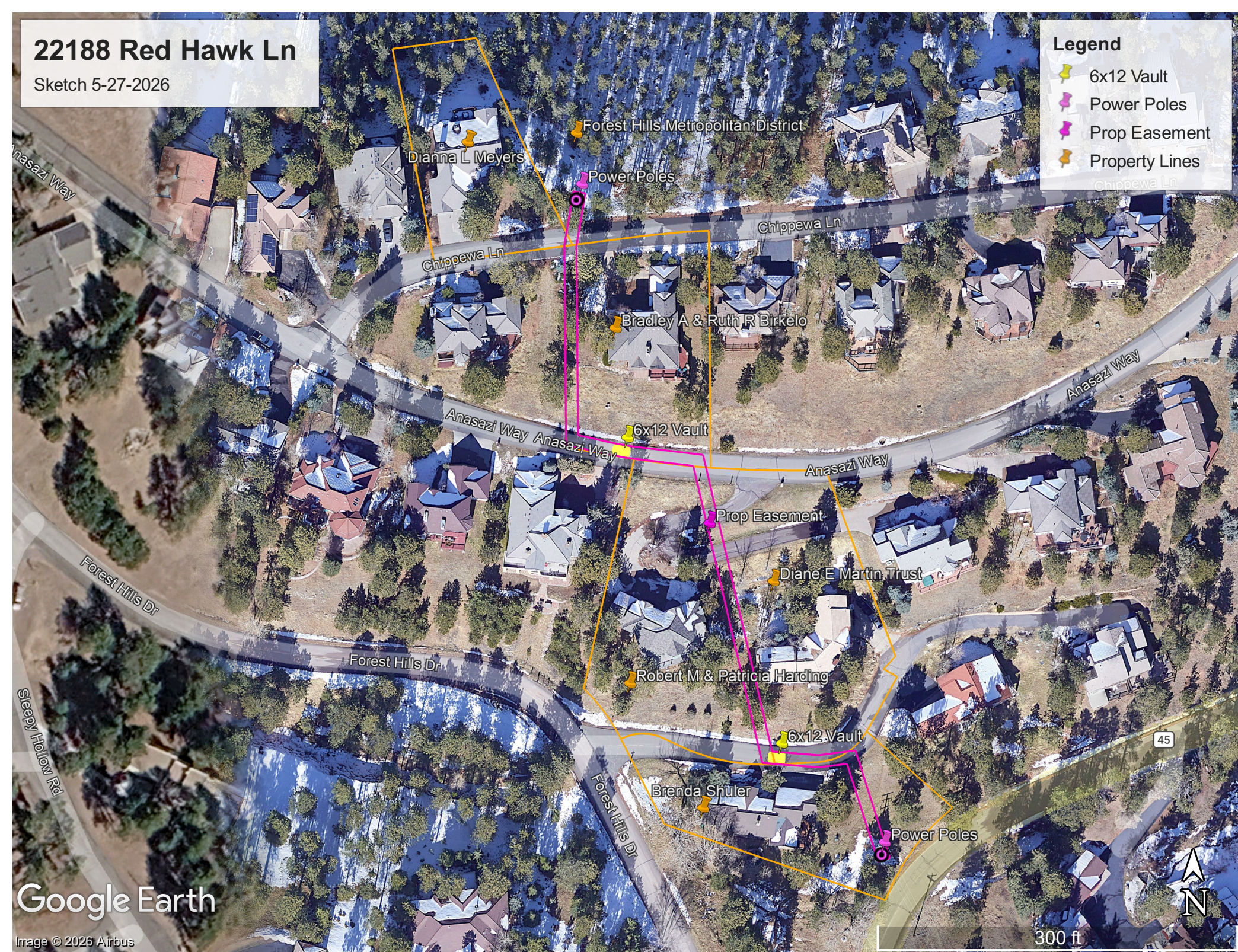
Phase	Phase Budget
Phase 1	\$8,496.00
Phase 2	\$5,584.00
Phase 3	\$7,088.00
Travel/Supplies	\$ 148.00
Subtotal	\$21,168.00
Optional Items	\$ 2,416.00
Total Project Budget	\$23,584.00

22188 Red Hawk Ln

Sketch 5-27-2026

Legend

- 6x12 Vault
- Power Poles
- Prop Easement
- Property Lines



Google Earth

Image © 2026 Airbus

COMMODITY
GROUPING: 5420

* XCEL ENERGY
* MATERIAL SPECIFICATIONS
* ELEC. DIST. STANDARDS

* IS DATE: 08/11
* SS DATE: 12/06
* SHEET 8 OF 9

VAULT, MANHOLE (TYPE), (WIDTH) X (LENGTH) X (HEIGHT),
CONCRETE ASSEMBLY, MH ACCESS 37 IN, H-25, (WEIGHT) GROSS LBS

99461

SPLICE, 6' WD X 12' LG X 7' HT NOMINAL,
MH ACCESS 37", H-25, 27,504 GROSS LBS

