

Triview Metropolitan District, Sept. 11

Western interceptor contract awarded; revocable license supersedes easement

By Jennifer Kaylor

At the Sept. 11 Triview Metropolitan District board meeting, JDS Hydro Consultants Inc. President John McGinn revealed the construction bids received for the western interceptor and recommended follow-up actions. District water attorney Chris Cummins discussed wording of a revocable license that will be submitted to the El Paso Board of County Commissioners (BOCC). All directors were present.

Triview is a Title 32 special district inside Monument that provides road, landscaping, and open space

maintenance, and water and sanitation services to Jackson Creek, Promontory Pointe, Sanctuary Pointe, and several commercial areas. The Town of Monument provides land use planning, police, and general governance for Triview's property owners.

Western interceptor to break ground in October

McGinn informed the board that seven contractors responded with construction bids for the western interceptor, a pipeline system west of I-25. The five lowest

bids fell within 15 percent of one another, with the lowest being submitted by Global Underground Corp. at \$1.127 million. McGinn described Global as a premier boring company and recommended that the contract be awarded to Global. Once the contract is awarded, McGinn explained, the contractor must prepare project documents, which generally requires about two weeks. If all goes according to plan, the board can expect construction to mobilize in mid-October.

McGinn confirmed that the interceptor construction would be coordinated with the district's Jackson Creek Parkway expansion and the 2018 joint Donala-Triview water meter installation. He addressed concerns about the pipeline being laid under I-25 by responding that Global is "golden" with the Colorado Department of Transportation (CDOT). All drawings have been approved and have been vetted by the CDOT process.

McGinn added that municipal contracts are delivery-based, meaning that checks are not written for something that hasn't been delivered. The contract also stipulates a 5 percent payment retainer until "substantial completion" is achieved—that is, 5 percent of the total construction cost is withheld until the project can be used for its intended purpose. He summarized the project on a prescient note: Because of the digging depth, be prepared for the unexpected.

Cummins added that all participating developers are aware that funds must be on deposit and fully committed before the project begins.

The board voted unanimously to award the construction bid for the western interceptor to Global Underground Corp.

County disallows easement

Cummins explained that a small portion of the western interceptor's path lies beneath the Santa Fe Trail, which is county property. The county's policy in this situation is not to grant an easement for Triview to install the multimillion-dollar wastewater infrastructure but to establish a revocable license with the district. Cummins described his reaction to the revocable license as "less than favorable" and wrote conditions for the license that obligate the county to provide a 365-day written notice and pay all expenses for the pipeline's relocation should license termination be enacted.

Roads. Bikes. People.

Robert Fink of HR Green, the construction company tasked with designing improvements for and expansion of the two-lane or northern section of Jackson Creek Parkway, presented a draft plan that included adding bike lanes and safety measures. Striving to have a continuous bike lane from Baptist Road to Higby Road, he assessed the probability of incorporating bike lanes into the four-lane section or the southern portion of the parkway. Fink stated that the four-lane section's dimensions currently exceed the Town of Monument's minimum traffic lane, sidewalk, and median standards. This exceedance, he explained, should allow the district to add bike lanes to the section by simply restriping the area once the northern section's expansion is complete. The solution translates into significant savings for the district.

Fink also discussed structural ideas for reducing road noise, improving snowplow operations, and designing traffic lanes to better protect pedestrians.

The directors weighed the long-term pros and cons of installing landscaping, xeriscaping, or nothing in the median or along the sides of all or parts of the parkway.

Public comment and other activities acknowledged

- Allison Catalano, who is not a Triview resident, enumerated concerns regarding the plan to build out a dirt road that bisects Higby for construction vehicle access. Because the district only has authority over road maintenance and not building new roads, the board recommended that she speak with the Town of Monument Board of Trustees and the El Paso County Board of County Commissioners.
- Plans to complete the Donala-Triview water meter installation in 2018 remain active.
- Colorado Springs Utilities (CSU) plans to conduct a routing study to identify feasible wastewater routes for potential wastewater regionalization and will present a participation agreement to the Triview board by year's end. Director Marco Fiorito and Water Superintendent Shawn Sexton recently toured the CSU wastewater treatment system.
- District Manager Jim McGrady announced that he would present a 2019 budget draft at the October board meeting and would include detailed budget worksheets that explain line items and how budget

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