



AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
FEBRUARY 5, 2026
101 W. 8TH STREET
6:15 p.m.

The agenda is subject to *change, including the addition of items 24 hours in advance or the deletion of items at any time.*
The order and times of agenda items listed are approximate and intended as a guideline for the City Council.

ATTENTION: To ensure your written comments are included in the City Council packet, public comments must be received by 4 p.m. on the day before City Council meetings. Comments may be submitted to ryan.muse@cogs.us.
Written comments may be submitted after this deadline and will be shared via email to City Council but are not guaranteed to make it into the meeting packet. Submit comments at any time directly to City Council via email at citycouncil@cogs.us.

WORK SESSION

3:00	Planning and Zoning Commission Interview	Information/Discussion
3:15	VueWorks and GIS Overview	Information/Discussion
3:30	Water Service Agreement for 49893 Highway 6 and 24.	Information/Discussion
4:00	Flock Cameras	Information/Discussion
4:45	Break to Get Dinner	

Council will break for the executive session at 5pm.

ZOOM INSTRUCTIONS

When: Feb 5, 2026 06:00 PM Mountain Time (US and Canada)

Join from PC, Mac, iPad, or Android: <https://us02web.zoom.us/j/83780576800?pwd=ZrFzbb2ttCooUjJqebd9r9ISoVbLh.1>

Passcode:896154

Join via audio: +1 719 359 4580 US

Webinar ID: 837 8057 6800

REGULAR SESSION

6:15	1. Roll Call	
	2. Agenda Changes	
	3. Disclosure of Councilor Conflicts of Interest	
	4. Citizens Appearing Before Council and Council Response (For Items Not on the Agenda-Comments Limited to 3 Minutes)	
	5. Council Announcements	
	6. Consent Agenda	Discussion and/or Action
	A. January 15, 2026 Council Minutes	
	B. Amendment to the 401(k) Hardship Plan	
	C. Water Service Agreement for 49893 Highway 6 and 24	
	D. Award Request for Quotation 2025-42Q; Underground Primary Cable	
	E. Resolution 2026-03; Department of Local Affairs (DOLA) Administrative Grant Application for Coach Miller Drive	
	F. Ordinance 2026-02; Wood-Fired Pizza Ovens. Second Reading	

ACTIONS AND/OR PRESENTATIONS

7.	Planning and Zoning Commission Appointments	Discussion and/or Action
8.	Aquatic Nuisance Species	Information/Discussion

- | | |
|--|--------------------------|
| 9. Award Request for Qualifications 2025-38Q; South Bridge Construction Management and Inspection Services | Discussion and/or Action |
| 10. Award Request for Proposal 2025-39P; Coach Miller Drive and 14th Street Construction | Discussion and/or Action |
| 11. Award Request for Proposal 2025-40P; Highway 6 and 24 Shared Use Path Improvements | Discussion and/or Action |
| 12. Ordinance 2026-01; Building Permit Inspection Fees. Second Reading | Discussion and/or Action |
| 13. Ordinance 2026-03; Sales Tax Language 040.020.030 Cleanup | Discussion and/or Action |
| 14. Resolution 2026-02; Electric Tariff Sheet Updates for 2026 Rate Adjustment | Discussion and/or Action |
| 15. Council Comments | |
| 16. Report from City Administration | |
| A. City Manager | |
| B. City Attorney | |
| C. Correspondence Incoming/Outgoing | |
| 17. Social Event Announcement | Information |
| 18. Adjournment | |

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City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item: Planning and Zoning Commission Interview

Action Requested:

Department: Economic and Community Development

Presented By: Trent Hyatt, Steve Boyd

Strategic Goals: Provide Efficient and Responsive City Government
Preserve and Improve Infrastructure

Background Info: **Composition of the Planning and Zoning Commission**
Seven (7) citizens who are residents of the city.

Terms

Two member's terms (Carolyn Cipperly and Connie Geiman) on the Planning and Zoning Commission are expiring in February 2026. Commissioner Cipperly has completed her second term, Commissioner Geiman is seeking re-appointment, and Alternate member Patrick Corcoran requests an appointment as a full member.

New applicant

- Kyle Jones, a city resident, is interviewing for an alternate seat.

Municipal Code

According to the Municipal Code, appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Council may appoint up to three alternate members of a board or commission.

Issues: It is standard procedure for City Council to interview new applicants for the Planning and Zoning Commission.

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA

Print**Planning and Zoning Commission Application - Submission #3361****Date Submitted: 8/14/2025****Planning and Zoning Commission Application**

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Hannah Klausman; Director, Economic and Community Development
hannah.klausman@cogs.us
970-384-6407



Thank you for your interest in serving your community. Please answer all questions on this application.

Please note that appointments can be for a regular seat or an alternate seat.

Membership Qualifications*

Yes

Are you a resident of Glenwood Springs within city limits? You must be a resident within city limits to qualify.

Please select today's date*

8/14/2025

Personal Information**First Name***

Kyle

Last Name*

Jones

Occupation*

Musician, Educator

Home Address***City***

Glenwood Springs

State*

CO

Zip Code*

81601

Mobile Phone Number***Email Address*****Home Phone Number****Work Phone Number****Mailing Address (If different than home address)****City**

Glenwood Springs

State

CO

Zip Code

81601

Personal and Professional Interests**Why are you interested in serving on the Planning and Zoning Commission?***

Interested in the direction of Glenwood Springs and all of its potential. Want to guide growth and not react to growth. Interested in learning more about local government

What do you view as the role of a Planning and Zoning Commission member?*

Helping to guide the city council in balancing the needs of the community both of long time locals, new transplants, and tourists to make the city the best it can be.

What experience have you had in the land use approval process?*

None.

Do you have any particular areas of interest or a particular perspective relating to land use development in Glenwood Springs?*

Interested in park space and performance space.

Are you aware of and understand the quasi-judicial function of the Planning and Zoning Commission?*

Yes

Can you describe an experience making a decision that made people unhappy?*

Although I've never been in a particular position of power, I am comfortable with decisions that make people unhappy. As a teacher in a classroom I would disappoint students in some of my decisions but am able to articulate clearly and logically my decision making process to bring them along. I believe that my involvement in political organizations has also lended to my ability to clearly articulate my thoughts and educate others on issues.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes

The Planning and Zoning Commission members generally attend one to two meetings a month and can have extensive packet materials to review in preparation for meetings. Do you have any existing time commitments that will hamper your ability to serve? *

No

What experience do you have working with people on a board, commission, or committee?*

I have served on the city's arts and culture board for multiple years and currently serve. I have also served on the board of multiple non profits including as president of the board for a local arts education non profit.

Have you previously served on the Planning and Zoning Commission?*

No

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?**Have you served two full successive terms on the Planning and Zoning Commission?**

-- Select One --

Powers and Duties of the Planning and Zoning Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code); f. Powers and Duties of the Planning and Zoning Commission

The powers and duties of the Planning and Zoning Commission shall be:

1. To develop and recommend a master plan subject to the approval of the City Council and its environ in accordance with the provisions of this Code and the laws of the State.
2. To recommend to the City Council boundaries of zone districts and regulations to be enforced therein, in accordance with the provisions of this Code and the laws of the State.
3. To review proposals relating to subdivision, development and use of land and make decisions or recommendations on such proposals, in accordance with the procedures and provisions set forth in this Code.
4. To hear and decide appeals wherein there is a question of interpretation of the zone district map, the master plan or related documents and similar questions as they may arise in the administration of this Code.
5. The Planning and Zoning Commission shall have the duty and power to act on appeals with regard to matters arising from enforcement of provisions of Title 070 of this Code, including:
 - Review of administrative decisions. To hear and decide appeals where it is alleged there is error in any action, including any order, interpretation, requirement, decision or determination made by an administrative official of the city in the enforcement of Title 070 of this Code.
 - Variances. To hear and decide requests for variances from the zoning provisions and sign regulation provisions where there are unique, unnecessary and unreasonable hardships in the way of carrying out the strict letter of said provisions; and to hear and decide requests for variances to allow deviations from restrictions upon the construction and placement of buildings and other structures on site. Examples of such variances include, but are not limited to, modifications of minimum area requirements, building coverage and setback restrictions. Variances from permitted and special review uses in zone district text shall not be considered.
6. To perform such other functions as required by the provisions of Title 070.
7. To service as the Building Board of Appeals.

(as defined in Title 020 of the Glenwood Springs Municipal Code); c. Powers and Duties of Building Board of Appeals.

The powers and duties of the Building Board of Appeals shall be:

1. To hear appeals in accordance with the International Building Code, International Residential Code, International Fire Code, and the other adopted codes from the International Code Council, as adopted or amended by Title 060 of this Code. Such power shall not include matters of interpretation arising under the Code.
-

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

1. February:

Planning and Zoning Commission;
Finance Advisory Board;
Tourism Management Board;
Building Board of Appeals.

2. March:

Transportation Commission;
Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;
River Commission.

3. April:

Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Workforce Housing Fund Advisory Board;
Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item: VueWorks and GIS Overview

Action Requested: None

Department: Information Technology

Presented By: Tim Bergman

Strategic Goals: Provide Efficient and Responsive City Government
Preserve and Improve Infrastructure
Protect and Preserve our Quality of Life
Generate Sustainable Economic Development
Ensure Public Safety

Background Info: Staff will provide Council with an overview of VueWorks, a map based asset management and service request platform, and our GIS capabilities and how the city and public can use GIS and maps.

Issues: N/A

Fiscal Impact: N/A

Legal Review: N/A

Staff Recommendation: N/A



GIS and Asset Management

February 5, 2026

Ben Colia and Jake Payer, IT/GIS



GIS

Geospatial Information System/Science



GIS Core Functions

- Central System of Record
 - Accurate, current spatial data representing assets and infrastructure
 - Standardized, accessible data to reduce duplication of effort across departments
- Decision Support for Planning & Operations
 - Provides dashboards and maps for policy, budgeting, and capital planning
 - Helps answer questions like "where, how many, how fast, and what is impacted?"
- Service Delivery Tools for Staff & Public
 - Build and support map apps used in the field and the desk
 - Improves transparency and self service through public-facing data/maps



How GIS is Used Across the City

- Desktop GIS
 - Enterprise system used to manage and publish spatial data
- Field GIS
 - Mobile mapping to facilitate Public Works and other field operations
 - GPS field data collection for real-time additions and updates
- Web Mapping
 - Internal webmaps for use by any department
 - Public-facing maps and apps for transparency, communication, and public utility
- 3rd-party functions
 - Other GIS-based utility management platforms (Utilismart, Tyler Permitting and Licensing, VUEWorks, etc.)



Asset Management

VUEWorks



Asset Management Core Functions

- Day-to-Day Operations
 - Internal work order, equipment, and inventory management
 - Public-facing service request management
- Long-Term Asset Management
 - Total cost tracking for City assets and infrastructure
 - Budget forecasting, risk and condition assessment



VUEWorks

- Centralized Work Order Management
 - Eliminate information silos on joint efforts
 - Continuity of information, succession
- Scheduled Recurring Tasks
 - Set and forget
 - Long-term planning
- Cost Tracking
 - All costs, all repairs, all visits
 - Labor, inventory, equipment



Future Growth

- GIS
 - Expand in-house analytic capabilities
 - Provide more robust GIS resources to the public
- Asset Management/VUEWorks
 - Expand condition and risk analysis
 - Leverage data to enable proactive maintenance over reactive repair





City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item:	Water Service Agreement for 49893 Highway 6 and 24.
Action Requested:	Not applicable.
Department:	City Administration
Presented By:	Steve Boyd, Matthew Langhorst
Strategic Goals:	Preserve and Improve Infrastructure Provide Efficient and Responsive City Government
Background Info:	The City has received a request from Mark Gould, doing business as MMME WG LLC, to provide water service to 49893 Highway 6 and 24. Said property is located outside the municipal limits. Per Section 080.040.030 - Line Extensions of the <i>Glenwood Springs Municipal Code</i> (Municipal Code), City Council must approve any such request. Formerly, the City would have required the submittal of a pre-annexation agreement as a prerequisite of providing water service outside the City in accordance with Section 080.040.030(c)e. However, no future annexation of the property is anticipated.
Issues:	The agreement allows for the construction/extension of an existing 8-inch waterline adjacent to Highway 6 and 24, from the City's western municipal limits (approximately 280 feet west of Center Drive) to approximately 4,500 feet west. The City intends to cover the costs of construction for the first approximately 1,250 feet to Mitchell Creek Road to an existing 8-inch tee. This will permit the future construction of a loop in existing City waterworks in the proximity of Mitchell Creek Road allowing redundancy and increased pressures for fire flows, along with providing an improved water system to existing homes along this stretch of new waterline. The attached draft agreement addresses various Public Works Department concerns, including the future ownership of the portion beyond Mitchell Creek Road, the potential for stagnant water in the line, and the recovery of initial construction costs by the applicant for future connectors (as opposed to the City). The attached plans have been modified slightly due to Colorado Department of Transportation (CDOT) comments, moving the waterline north into the roadway, but the changes to the plans do not affect function or price for the city.
Fiscal Impact:	Initially, the City expects to assume the costs of construction for our portion of the line. The city and Gould have agreed to a fixed price of \$506,294.97, which fits within the water department budget for 2026. Following conveyance of the remainder of the line (15 years or less), the City would be responsible for ongoing maintenance of the remaining line.
Legal Review:	The City Attorney has reviewed the attached draft agreement.
Staff Recommendation:	Not applicable, as no action is necessary for a work session. The item will be placed on the consent agenda for consideration.

AGREEMENT TO PROVIDE WATER SERVICE

THIS AGREEMENT made and entered into this ____ day of _____, 202__ by and between the CITY OF GLENWOOD SPRINGS, COLORADO, a Colorado home rule municipality (hereinafter "City") and MMME WG LLC (hereinafter "Owner").

WITNESSETH:

WHEREAS, Owner is the owner of certain real property currently located in unincorporated Garfield County, Colorado, commonly known as 49893 Highway 6 and 24, Glenwood Springs, Colorado, and legally described as Merged Parcel A & B according to the Amended Plat of the Parcels A & B, Amended Devcr Subdivision Exemption, recorded in the records of Garfield County Colorado on November 19, 2024 as Reception No. 10001948 (the "Property"); and

WHEREAS, Owner desires to expand the existing City owned waterline at Center Drive and US Highway 6 and 24 to the Property to serve the following: an existing 1,624 square foot single family home; a proposed single family residence; and an office, private bathroom, and fire flows for a 138,600 square foot storage facility approved by Garfield County as of the date of this Agreement.; and

WHEREAS, for properties outside of the Glenwood Springs corporate limits Section 080.040.030(c)(1)a of the Municipal Code of the City of Glenwood Springs ("City Code") authorizes the construction or enlargement of water lines to the City's waterworks upon approval of City Council; and

WHEREAS, the City and Owner desire to enter into this Agreement to Provide Water ("Agreement") to set forth the terms and conditions of the City's provision of water service to the Property; and

WHEREAS, the City will issue water system taps for 3 EQRs which is sufficient to serve the following: an existing 1,624 square foot single family home; a proposed single family residence; an office, private bathroom, and fire flows for a 138,600 square foot storage facility approved by Garfield County as of the date of this Agreement; and

WHEREAS, the City will continue to issue additional taps, subject to the terms of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Petitioner agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms and conditions of the Water Service from the City. Except as expressly provided for herein to the contrary, all conditions herein are in addition to any and all requirements concerning annexation contained in the City Code. This Agreement is intended to provide a contractual relationship between the City

and Owner to ensure compliance with the City Code, state statutes, and all terms and conditions set forth herein. Owner's failure to comply with this Agreement or the City Code shall constitute a material breach of this Agreement, and the City shall be entitled to terminate this Agreement upon such breach and/or discontinue the services provided hereunder.

1.1. Owner shall be responsible for the construction of the new waterline improvements depicted in Exhibit A; and

1.2. Owner must utilize 750 gallons of water per day minimum to keep the line from going stagnant prior to any development on the adjacent parcel to the east; and

1.3. The new waterline will be owned by the City from the point of the connection to the 8-inch tee located at the Mitchel Creek Road and US 6&24 intersection. The waterline past this point will be privately owned for a duration for 15 years or sooner as set forth below. During this 15 year period, third parties may tie into said line by contributing an equitable portion of the costs of construction, plus interest, to Owner. Upon payment of such costs to Owner, Owner may notify City in writing that City may serve said parties from the water line if City has sufficient capacity. Owner may, at any point during said 15 year period, notify City that it intends to convey the water line to the City, in which case the City shall accept the same by Bill of Sale. In the event that the Owner conveys the water line to the City the cost recovery provisions of this Agreement shall terminate and Owner shall have no further right to seek reimbursement from any party.

1.3 Cost for construction of the line will be the responsibility of Owner up to the point of final inspections and testing. The City will reimburse Owner for the City owned section of line constructed noted above once final approvals and inspections have been completed.

1.4 Cost of construction for the City owned section will be agreed upon prior to construction starting. In the event that the City does not agree to the construction costs it shall be the responsibility of the Owner to pay all costs associated with the extension.

2. Effective Date and Termination. This Agreement shall be effective upon the date of execution by the City of Glenwood Springs. This Agreement shall become null and void if Owner has not commenced construction of the waterline within 18 months of the Effective Date.

3. Fees. Owner agrees to pay the following fees related to the development of the Property:

3.1. Water System Improvement Fees. Owner agrees to pay water system improvement fees in the amount of \$6,478.22 per EQR subject to an annual increase not to exceed five percent (5%) per year.

3.2. Miscellaneous. Owner agrees to pay all actual costs incurred for notice publication, recording fees, and similar reasonable administrative charges related to this Agreement. Owner agrees to reimburse the City for all engineering, legal, and associated fees and costs the City incurs in the review and implementation of this Agreement.

4. Service Fees. The City shall be entitled to charge reasonable monthly service fees for water service to the Property. Water fees shall be charged at the water rates adopted by the city.

5. Unforeseen Costs. Owner agrees to indemnify, defend and hold the City harmless against any costs or liabilities arising out of and directly connected with this Agreement.

6. Water Rights. Upon annexation of the Property, Owner shall transfer to the City by quit claim deed any water rights owned or held by Owner in connection with the Property.

7. Lien Rights. The City shall have the right to prepare and record a lien against the Property for the amount of any costs, fees and other expenses which it has advanced or which Owner is required to pay pursuant to this Agreement and/or the City Code. Such costs and fees include, but are not limited to, system improvement fees, user fees, recording, staff review and document preparation fees and costs, and engineering and attorneys' fees.

8. Assignment. The parties agree and acknowledge that the rights and obligations of Owner under this Agreement may be assigned by Owner to persons or entities acquiring title to the Property without the prior consent of the City; provided, however, such assignee agrees in writing to be bound by the terms and conditions of this Agreement, and Owner shall give notice to the City of any such conveyance, together with the assignee's written agreement to be bound by the terms and conditions of this Agreement.

9. Final Agreement. This Agreement supersedes all prior written and oral agreements and representations of the parties and is the total integrated agreement between the City and Owner.

10. Modifications. This Agreement shall not be amended except by subsequent written agreement between the City and Owner.

11. No Representations. It is expressly understood that the City cannot legally be bound by the representations of any of its officers or agents or their designees except in accordance with the City Code and the laws of the State of Colorado. Owner, when dealing with the City, acts at its own risk as to any representation or undertaking by the City officers, agents or their designees that is subsequently held unlawful by a court of law with competent jurisdiction.

12. Captions. The captions and paragraph headings in this Agreement are inserted only for convenience and in no way define, limit, or prescribe the scope or intent of this Agreement or any part thereof.

13. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

14. Severability. If any provision of this Agreement shall be determined to be void or invalid by a court of competent jurisdiction, then such determination shall not affect any other provision hereof, all of which other provisions shall remain in full force and effect. It is the intention of the parties hereto that, if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other of which would render the provision valid, then the provision shall have the meaning that renders it valid.

15. Governing Law. This Agreement shall be construed, interpreted, and enforced in accordance with the laws of the State of Colorado. Should any party institute suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Garfield County, Colorado.

16. Attorneys' Fees; Survival. Should this Agreement become the subject of litigation between the City and Owner, the prevailing party shall be entitled to recovery of all actual costs in connection therewith, including but not limited to attorneys' fees and expert witness fees. All rights concerning remedies and/or attorneys' fees shall survive any termination of this Agreement.

17. Authority. Each person signing this Agreement represents and warrants that they are fully authorized to enter into and execute this Agreement and to bind the party on whose behalf they purport to sign to the terms and conditions hereof.

18. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall be deemed one and the same instrument. This Agreement may be executed by facsimile signature; provided that the original signature page shall be transmitted to the other party by regular mail within ten (10) days of such facsimile signature.

19. Notice. All notices required under this Agreement shall be in writing and shall be sent by hand-delivery, facsimile transmission, or registered or certified mail, return receipt requested, postage pre-paid, to the addresses of the parties set forth herein. All notices by hand delivery shall be effective upon actual receipt. All notices by mail shall be considered effective seventy-two (72) hours after deposit in the United States Mail with the proper address as set forth below. All notices must also be transmitted by email, if an email address is indicated below. Either party by notice so given may change to address to which future notices may be sent.

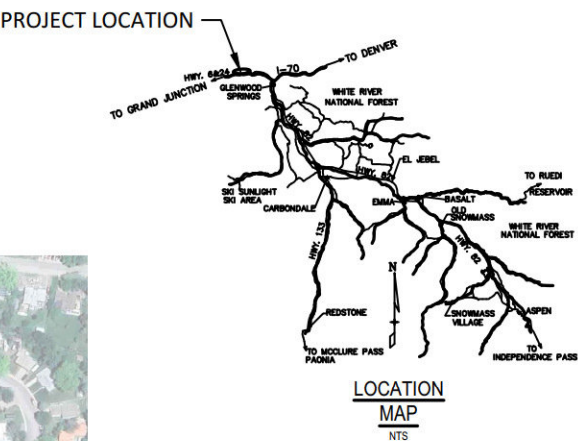
Notice to the City: City Manager
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

Notice to Owner: MMME WG LLC, c/o Mark Gould, Sr. PO Box 130
Glenwood Springs, CO 81602
mark@gouldconstruction.com

With Copy to: Chad J. Lee, Esq
901 Grand Ave., Suite 201
Glenwood Springs, CO 81601
chad@jvamlaw.com

20. Gender. Whenever the context shall require, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

CDOT UTILITY/SPECIAL USE PERMIT DRAWINGS
HIGHWAY 6&24 WATER MAIN EXTENSION



VICINITY MAP
NTS

SHEET INDEX

C-1.0 - COVER SHEET
C-1.1 - M AND S STANDARDS PLAN LIST
C-1.2- GENERAL NOTES AND REQUIREMENTS
C-1.3- TYPICAL SECTIONS AND DETAILS
C-2.0 - WATER PLAN & PROFILE STA 0+00-8+00
C-2.1 - WATER PLAN & PROFILE STA 8+00-16+50
C-2.2 - WATER PLAN & PROFILE STA 16+50-24+50
C-2.3 - WATER PLAN & PROFILE STA 24+50-32+75
C-2.4 - WATER PLAN & PROFILE STA 32+75-37+86
C-2.5- WATER PLAN & PROFILE STA 37+86-END
C-3.0- WATER DETAILS
C-3.1- WATER DETAILS
C-3.2- WATER DETAILS
C-3.3- WATER DETAILS
C-3.4- WATER DETAILS
C-3.5- WATER DETAILS



Computer File Information		Sheet Revisions		 SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704-0311 • soprisengineering.com	COVER SHEET	C1.0	
Creation Date: 1/15/2026	(R-X)	Date:	Comments			PERMIT	
Designer Initials: SOH	(R-X)					MM 113.25	
Last Modification Date: 1/15/2026	(R-X)						
Detailer Initials: SOH	(R-X)						
CAD Ver.: C3D 2024					Issued by the Project Development Branch: July 31, 2019	Project Job Number: 19137	
Scale: Not to Scale	Units: English						

PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER	PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER	PLAN NUMBER	S STANDARD TITLE	PAGE NUMBER
☐ M-100-1	STANDARD SYMBOLS (3 SHEETS)	1-3	☐ M-606-1	MIDWEST GUARDRAIL SYSTEM TYPE 3 W-BEAM 31 INCHES (19 SHEETS) <i>(REVISED ON MARCH 5, 2020)</i>	79-97	☐ S-612-1	DELINEATOR INSTALLATIONS (8 SHEETS)	171-178 <i>(REVISED ON APRIL 3, 2025)</i>
☐ M-100-2	ACRONYMS AND ABBREVIATIONS (4 SHEETS)	4-7	☐ M-606-13	GUARDRAIL TYPE 7 F-SHAPE BARRIER (4 SHEETS)	98-101	☐ S-613-1	ROADWAY LIGHTING (6 SHEETS)	179-186 <i>(REVISED ON APRIL 3, 2025)</i>
☐ M-203-1	APPROACH ROADS	8	☐ M-606-14	PRECAST TYPE 7 CONCRETE BARRIER (4 SHEETS)	102-104 <i>(REVISED ON FEBRUARY 9, 2023)</i>	☐ S-613-2	ALTERNATIVE ROADWAY LIGHTING (4 SHEETS) <i>(NEW, ISSUED ON SEPTEMBER 30, 2020)</i>	
☐ M-203-2	DITCH TYPES	9	☐ M-606-15	GUARDRAIL TYPE 9 SINGLE SLOPE BARRIER (11 SHEETS) <i>(REVISED ON FEBRUARY 17, 2023)</i>	105-115	☐ S-613-3	PULL BOX DETAIL (2 SHEETS)	<i>(NEW, ISSUED ON APRIL 4, 2024)</i>
☐ M-203-11	SUPERELEVATION CROWNED AND DIVIDED HIGHWAYS (3 SHEETS)	10-12	☐ M-607-1	WIRE FENCES AND GATES (3 SHEETS)	116-118	☐ S-613-4	TRAFFIC SIGNAL ONE-LINE DIAGRAMS (6 SHEETS) <i>(NEW, ISSUED ON JUNE 15, 2023)</i>	<i>(REVISED ON MARCH 1, 2024)</i>
☐ M-203-12	SUPERELEVATION STREETS (2 SHEETS)	13-14	☐ M-607-2	CHAIN LINK FENCE (3 SHEETS)	119-121	☐ S-614-1	GROUND SIGN PLACEMENT (2 SHEETS)	187-188
☐ M-206-1	EXCAVATION AND BACKFILL FOR STRUCTURES (2 SHEETS)	15-16	☐ M-607-3	BARRIER FENCE	122	☐ S-614-2	CLASS I SIGNS	<i>...(REVISED ON MARCH 1, 2024)</i>
☐ M-206-2	EXCAVATION AND BACKFILL FOR BRIDGES (2 SHEETS)	17-18	☐ M-607-4	DEER FENCE, GATES, AND GAME RAMPS (7 SHEETS)	123-127 <i>(REVISED ON JULY 13, 2020)</i>	☐ S-614-3	CLASS II SIGNS	<i>...(REVISED ON MARCH 1, 2024)</i>
☒ M-208-1	TEMPORARY EROSION CONTROL (11 SHEETS) <i>(REVISED ON MAY 16, 2024)</i>	19-29	☐ M-607-10	PICKET SNOW FENCE	128	☐ S-614-4	CLASS III SIGNS (3 SHEETS)	<i>...(REVISED ON MARCH 1, 2024)</i>
☐ M-210-1	MAILBOX SUPPORTS (2 SHEETS)	30-31	☐ M-607-15	ROAD CLOSURE GATE (9 SHEETS)	129-137	☐ S-614-5	BREAK-AWAY SIGN SUPPORT DETAILS FOR CLASS III SIGNS (2 SHEETS)	194-195
☐ M-214-1	NURSERY STOCK DETAILS	32	☐ M-608-1	CURB RAMPS (10 SHEETS)	138-147	☐ S-614-6	CONCRETE FOOTINGS AND SIGN ISLANDS FOR CLASS III SIGNS (2 SHEETS)	196-197
☐ M-216-1	SOIL RETENTION COVERING (2 SHEETS)	33-34	☐ M-609-1	CURBS, GUTTERS, AND SIDEWALKS (4 SHEETS)	148-151	☐ S-614-8	TUBULAR STEEL SIGN SUPPORT DETAILS (7 SHEETS)	198-204 <i>(REVISED ON MARCH 1, 2024)</i>
☐ M-400-1	SAFETYEDGE FOR PAVEMENT <i>(REVISED ON APRIL 25, 2025)</i>		☐ M-611-1	CATTLE GUARD (2 SHEETS)	152-153	S-614-9	PEDESTRIAN PUSH BUTTON POST ASSEMBLY (2 SHEETS) <i>(SUPERSEDED ON JANUARY 23, 2020 BY S-614-45)</i>	205-206
☐ M-412-1	CONCRETE PAVEMENT JOINTS (9 SHEETS)	35-39 <i>(REVISED ON JANUARY 31, 2022)</i>	☐ M-611-2	DEER GUARD (2 SHEETS)	154-155	☐ S-614-10	MARKER ASSEMBLY INSTALLATIONS	207
☐ M-412-2	CONCRETE PAVEMENT CRACK REPAIR (6 SHEETS) <i>(REVISED ON SEPTEMBER 6, 2022)</i>		☐ M-614-1	RUMBLE STRIPS (3 SHEETS)	156-158	☐ S-614-11	MILEPOST SIGN DETAIL FOR HIGH SNOW AREAS	208
☐ M-510-1	STRUCTURAL PLATE PIPE H-20 LOADING	40	☐ M-614-2	SAND BARREL ARRAYS (2 SHEETS)	159-160	☐ S-614-12	STRUCTURE NUMBER INSTALLATION (2 SHEETS)	209-210
☐ M-601-1	SINGLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	41-42	☐ M-615-1	EMBANKMENT PROTECTOR TYPE 3	161	☐ S-614-14	FLASHING BEACON AND SIGN INSTALLATIONS (4 SHEETS)	211-214
☐ M-601-2	DOUBLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	43-44	☐ M-615-2	EMBANKMENT PROTECTOR TYPE 5	162	☐ S-614-15	CHAIN STATION SIGNAGE (1 SHEET)	<i>(NEW, ISSUED ON APRIL 30, 2024)</i>
☐ M-601-3	TRIPLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	45-46	☐ M-616-1	INVERTED SIPHON	163	☐ S-614-20	TYPICAL POLE MOUNT SIGN INSTALLATIONS	<i>...(REVISED ON MARCH 1, 2024)</i>
☐ M-601-10	HEADWALL FOR PIPES	47	☐ M-620-1	FIELD LABORATORY CLASS 1	164	☐ S-614-21	CONCRETE BARRIER SIGN POST INSTALLATIONS (2 SHEETS) <i>(REVISED ON SEPTEMBER 21, 2020)</i>	216-217
☐ M-601-11	TYPE "S" SADDLE HEADWALLS FOR PIPE	48	☐ M-620-2	FIELD LABORATORY CLASS 2 (2 SHEETS)	165-166	☐ S-614-22	TYPICAL MULTI-SIGN INSTALLATIONS	218
☐ M-601-12	HEADWALLS AND PIPE OUTLET PAVING	49	☐ M-620-11	FIELD OFFICE CLASS 1	167	☐ S-614-23	J-POST SIGN SUPPORT (3 SHEETS)	<i>...(NEW, ISSUED ON MAR. 1, 2024)</i>
☐ M-601-20	WINGWALLS FOR PIPE OR BOX CULVERTS (2 SHEETS)	50-51	☐ M-620-12	FIELD OFFICE CLASS 2	168	☐ S-614-40	TYPICAL TRAFFIC SIGNAL 30'-75' DOUBLE MAST ARMS 65'-75' SINGLE MAST ARMS (5 SHEETS) <i>(REVISED ON JULY 22, 2022)</i>	219-223
☐ M-603-1	METAL PIPE (4 SHEETS)	52-55	☐ M-629-1	SURVEY MONUMENTS (2 SHEETS)	169-170	☐ S-614-40A	ALTERNATIVE TRAFFIC SIGNAL 25'-55' SINGLE MAST ARMS (4 SHEETS) <i>(REVISED ON JULY 22, 2022)</i>	224-227
☐ M-603-2	REINFORCED CONCRETE PIPE	56				☐ S-614-41	TEMPORARY SPAN WIRE SIGNALS (13 SHEETS)	228-240
☐ M-603-3	PRECAST CONCRETE BOX CULVERT <i>(REVISED ON SEPTEMBER 10, 2020)</i>	57				☐ S-614-42	CABINET FOUNDATION DETAIL (4 SHEETS)	<i>...(REVISED ON APRIL 4, 2024)</i>
☐ M-603-4	CORRUGATED POLYETHYLENE PIPE (AASHTO M294) AND CORRUGATED POLYPROPYLENE PIPE (AASHTO M330) (2 sheets) <i>(REVISED ON MARCH 7, 2022)</i>	58				☐ S-614-43	TRAFFIC LOOP AND MISCELLANEOUS SIGNAL DETAILS (7 SHEETS) <i>(REVISED ON APRIL 4, 2024)</i>	241-244
☐ M-603-5	POLYVINYL CHLORIDE (PVC) PIPE (AASHTO M304)	59				☐ S-614-44	PEDESTAL POLE SIGNALS (2 SHEETS)	253-254
☐ M-603-6	STEEL REINFORCED POLYETHYLENE RIBBED PIPE (AASHTO MP 20)	60				☐ S-614-45	PEDESTRIAN PUSH BUTTON POST ASSEMBLY DETAILS (6 SHEETS) <i>(REVISED ON DECEMBER 3, 2020)</i>	255-266
☐ M-603-10	CONCRETE AND METAL END SECTIONS	61				☐ S-614-50	STATIC SIGN MONOTUBE STRUCTURES (12 SHEETS)	267-280
☐ M-603-12	TRAVERSABLE END SECTIONS AND SAFETY GRATES (3 SHEETS)	62-64				☐ S-614-60	DYNAMIC SIGN MONOTUBE STRUCTURES (14 SHEETS)	281-289
☐ M-604-10	INLET, TYPE C	65				☐ S-627-1	PAVEMENT MARKINGS (11 SHEETS)	<i>(REV. DEC. 20, 2024)</i>
☐ M-604-11	INLET, TYPE D	66				☐ S-630-1	TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION (26 SHEETS) <i>(REVISED ON APRIL 30, 2024)</i>	290-313
☐ M-604-12	CURB INLET TYPE R (2 SHEETS)	67-68				☐ S-630-2	BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) AND VERTICAL PANELS	314
☐ M-604-13	CONCRETE INLET TYPE 13	69				☐ S-630-3	FLASHING BEACON (PORTABLE) DETAILS	315
☐ M-604-20	MANHOLES (3 SHEETS)	70-72				☐ S-630-4	STEEL SIGN SUPPORT (TEMPORARY) INSTALLATION DETAILS (2 SHEETS)	316-317
☐ M-604-25	VANE GRATE INLET (5 SHEETS) <i>(REVISED ON FEBRUARY 3, 2023)</i>	73-77				☐ S-630-5	PORTABLE RUMBLE STRIPS (TEMPORARY) (2 SHEETS)	318-319
☐ M-605-1	SUBSURFACE DRAINS	78				☐ S-630-6	EMERGENCY PULL-OFF AREA (TEMPORARY)	320
						☐ S-630-7	ROLLING ROADBLOCKS FOR TRAFFIC CONTROL (3 SHEETS)	321-323

COLORADO
DEPARTMENT OF TRANSPORTATION
M&S STANDARDS PLANS LIST

July 31, 2019

Revised on April 25, 2025

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED
AND REVISED, APPLY TO THIS PROJECT WHEN USED
BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE
INDICATED BY A MARKED BOX ☒ AND WILL BE ATTACHED TO THE
PLANS. ALL OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR USE
IN CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.

Computer File Information		Sheet Revisions			M & S STANDARD PLANS LIST	C1.1	
Creation Date: 1/15/2026		Date:	Comments			PERMIT _____	
Designer Initials: SOH	☒					MM 113.25	
Last Modification Date: 1/15/2026	☒					Project Job Number:19137	
Detailer Initials: SOH	☒						
CAD Ver.: C3D 2024		Scale: Not to Scale	Units: English		Issued by the Project Development Branch: July 31, 2019		

SITE/UTILITY NOTES:

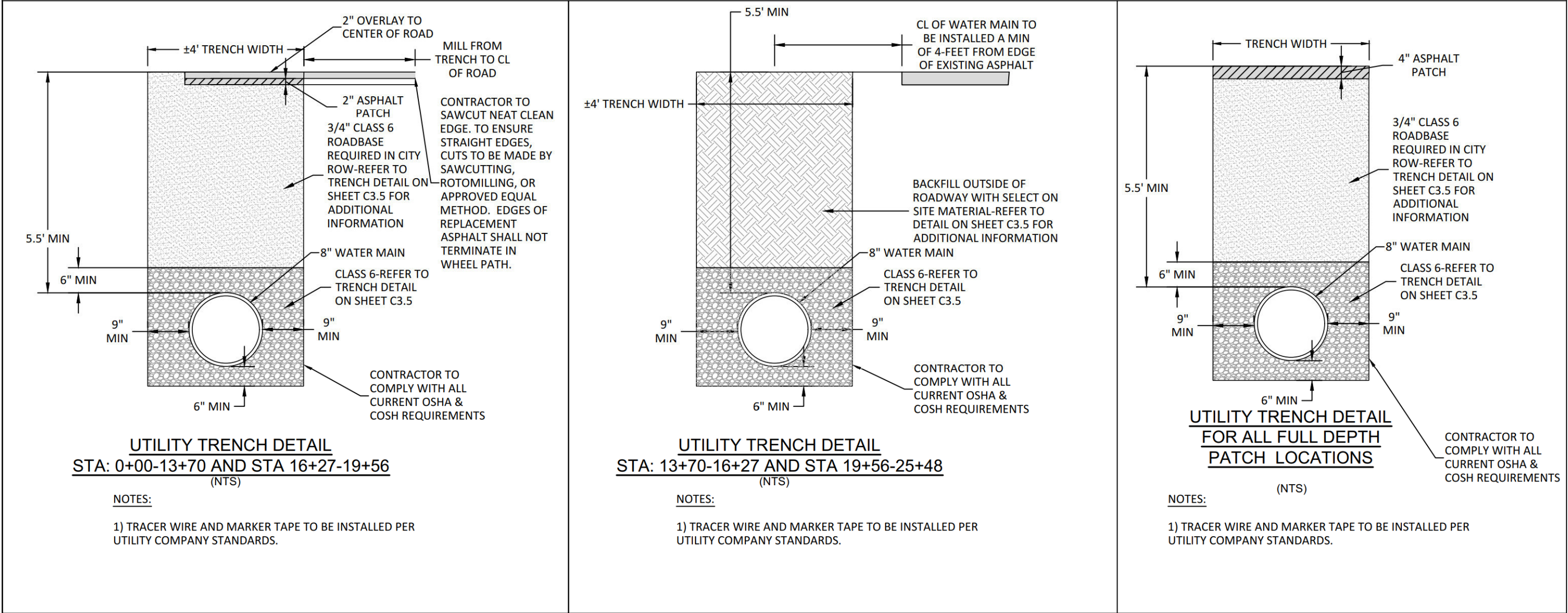
- 1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
- 2. EXISTING CONDITIONS ARE BASED ON THE EXISTING SURVEY PROVIDED BY SOPRIS ENGINEERING LLC. THESE UTILITIES, AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN LOCATES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 3. EXISTING CONTOURS ARE AT 1 FOOT INTERVALS.
- 4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS. THESE UTILITIES EITHER UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGE TO, OR INTERRUPTION OF SERVICES CAUSED BY THE CONSTRUCTION.
- 5. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GLENWOOD SPRINGS RULES AND REGULATIONS.
- 6. THE GENERAL CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL LOCAL GOVERNMENT, COUNTY, STATE, AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
- 7. WITHOUT PRIOR PERMISSION FROM CDOT, NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC RIGHT-OF-WAY AFTER "NORMAL WORKING HOURS". AT THE END OF EACH DAY'S WORK AND AT OTHER TIMES WHEN CONSTRUCTION OPERATIONS ARE SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND OTHER OBSTRUCTIONS FROM THE PUBIC RIGHT-OF-WAY.
- 8. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS FORTY-EIGHT HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY.
- 9. ALL GEOTECHNICAL RECOMMENDATIONS TO BE ADHERED TO.

UTILITY CONTACTS

WATER:	JEREMY EVERDING	GLENWOOD SPRINGS	970-319-9821
ELECTRIC:	DOUG HAZZARD	GLENWOOD SPRINGS	970-384-6353
PHONE/FIBER:	JASON SHARPE	CENTIRYLINK/LUMEN	970-384-0238
GAS:	MARK FADICK	BLACK HILLS ENERGY	970-914-8326
SEWER:	JOSH HAMEL	GLENWOOD SPRINGS	970-274-7805



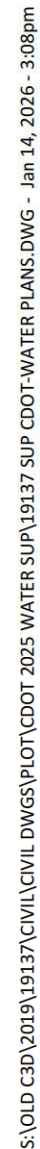
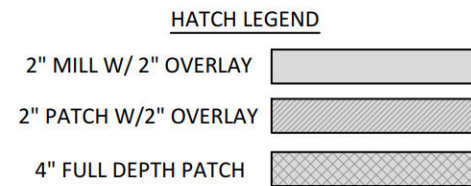
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CAD Ver.: C3D 2024					Issued by the Project Development Branch: July 31, 2019		Project Job Number:19137
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FOR WATER MAIN BEYOND STA 25+48 REFER TO COGS TRENCH
DETAIL SHOWN ON SHEET C3.5

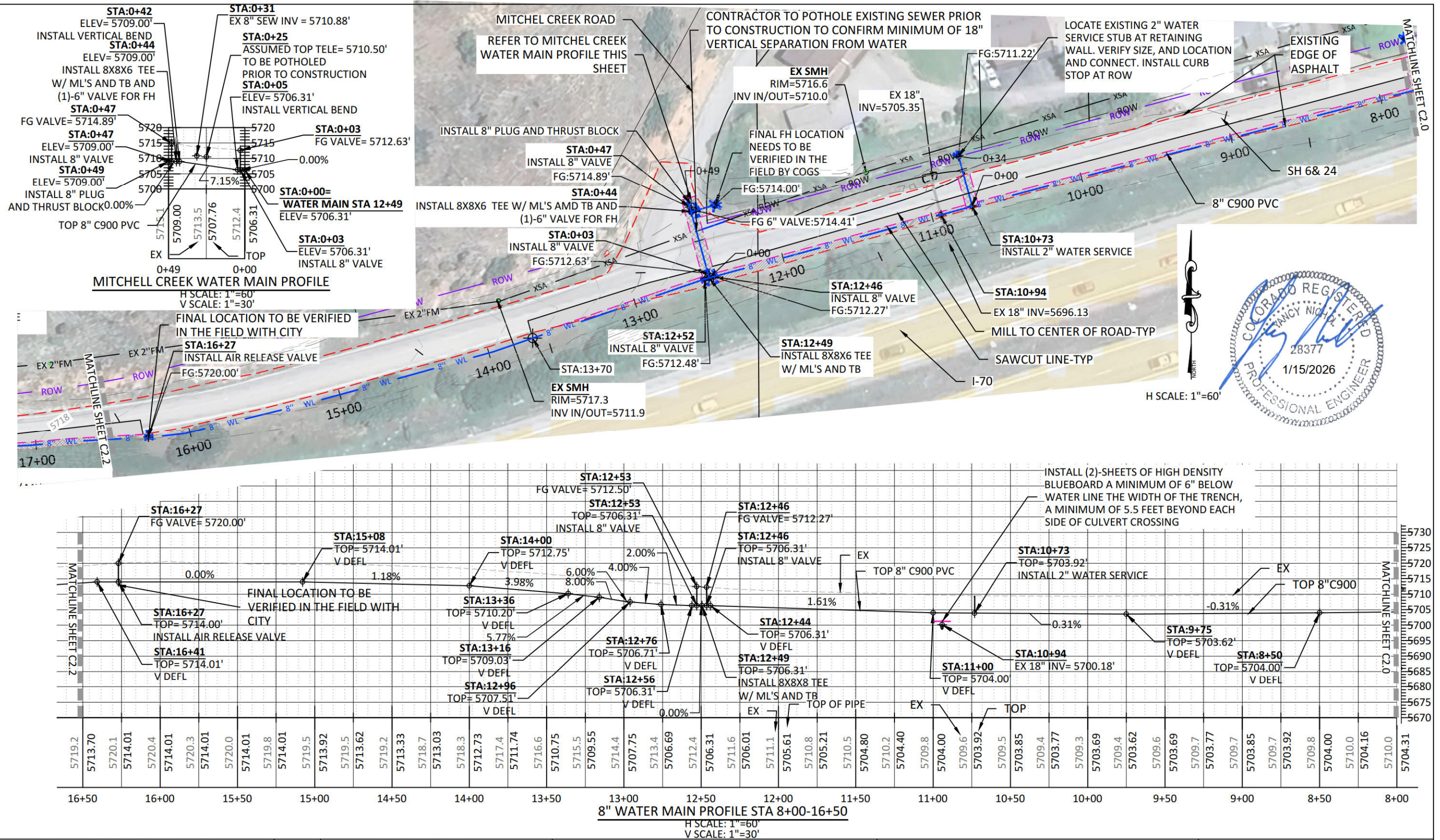


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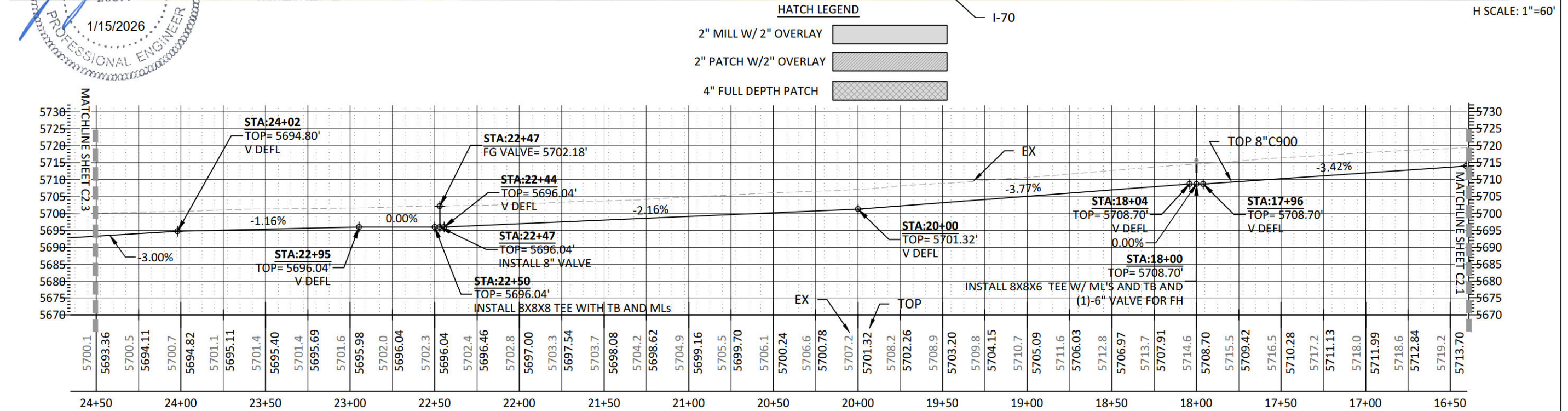
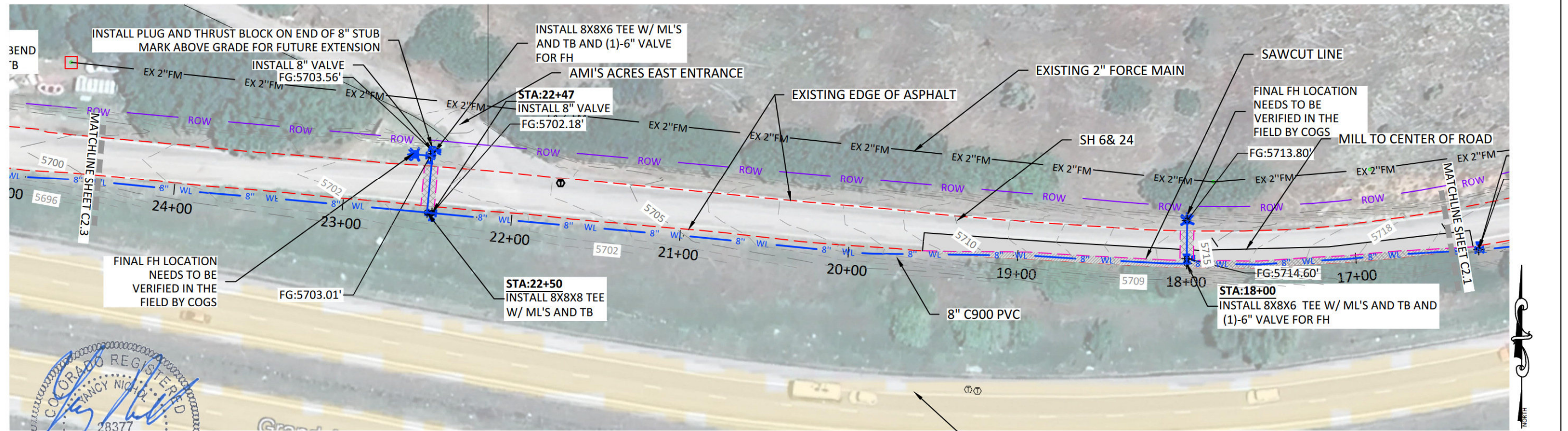


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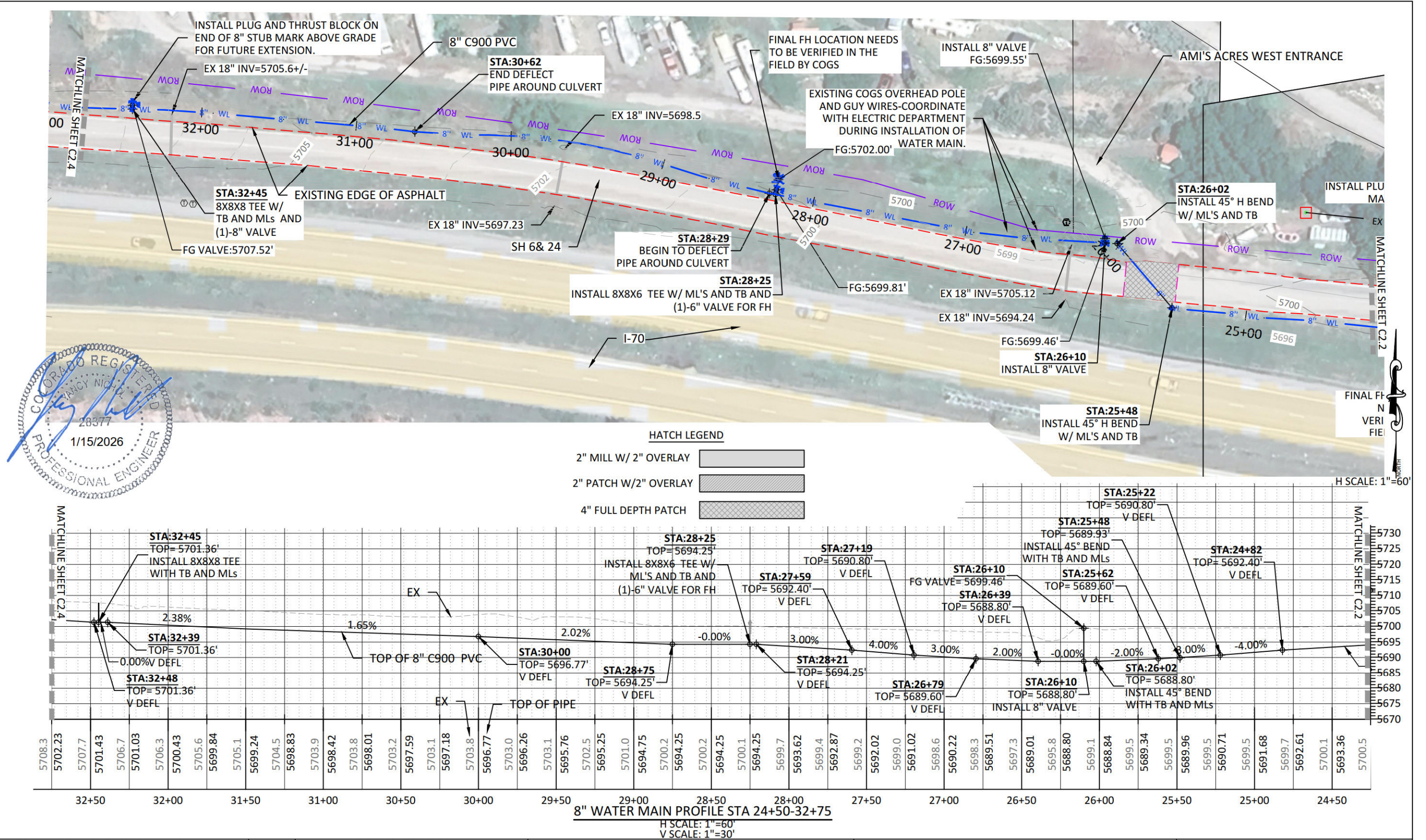
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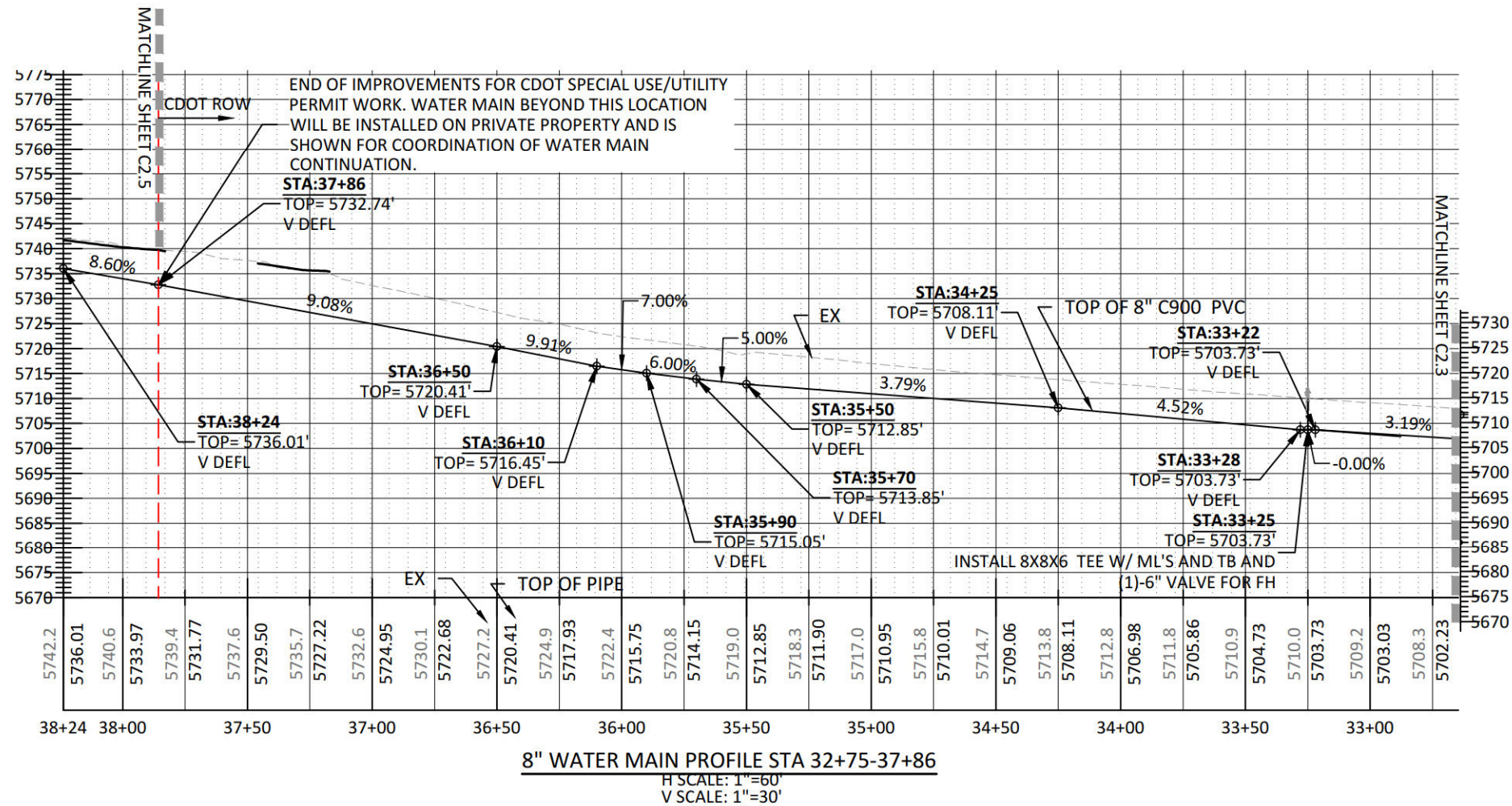
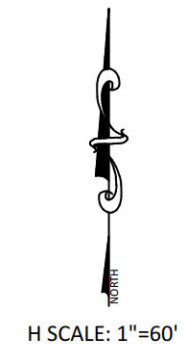
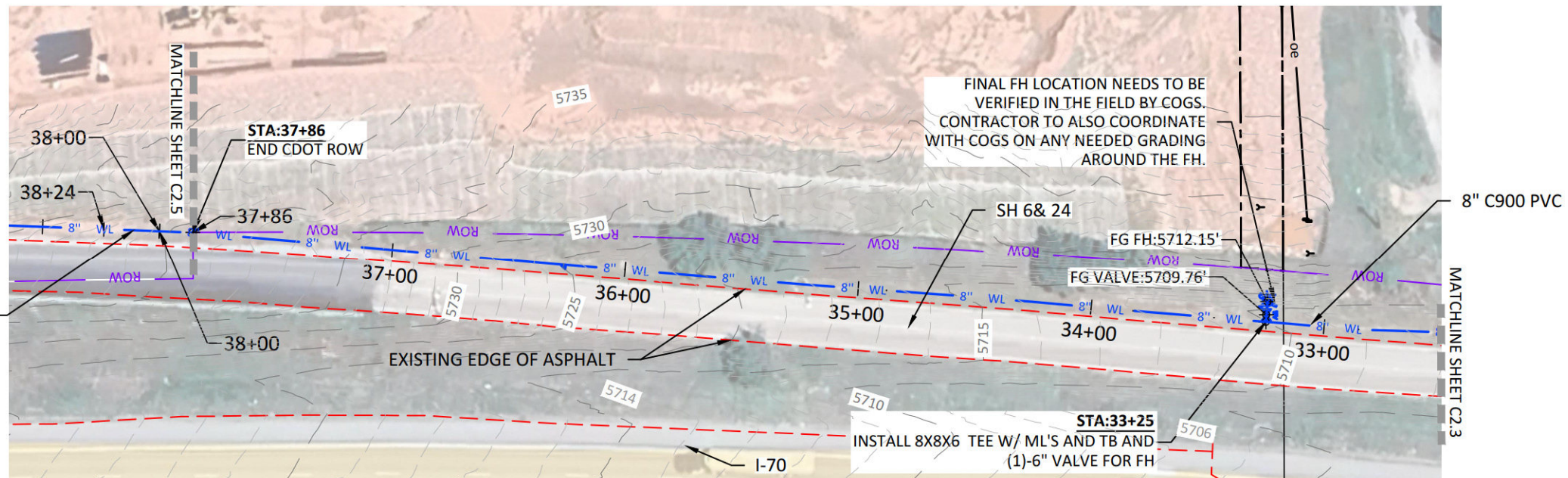
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Detailer Initials: SOH							
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WATER PLAN & PROFILE

STA 24+50-32+75

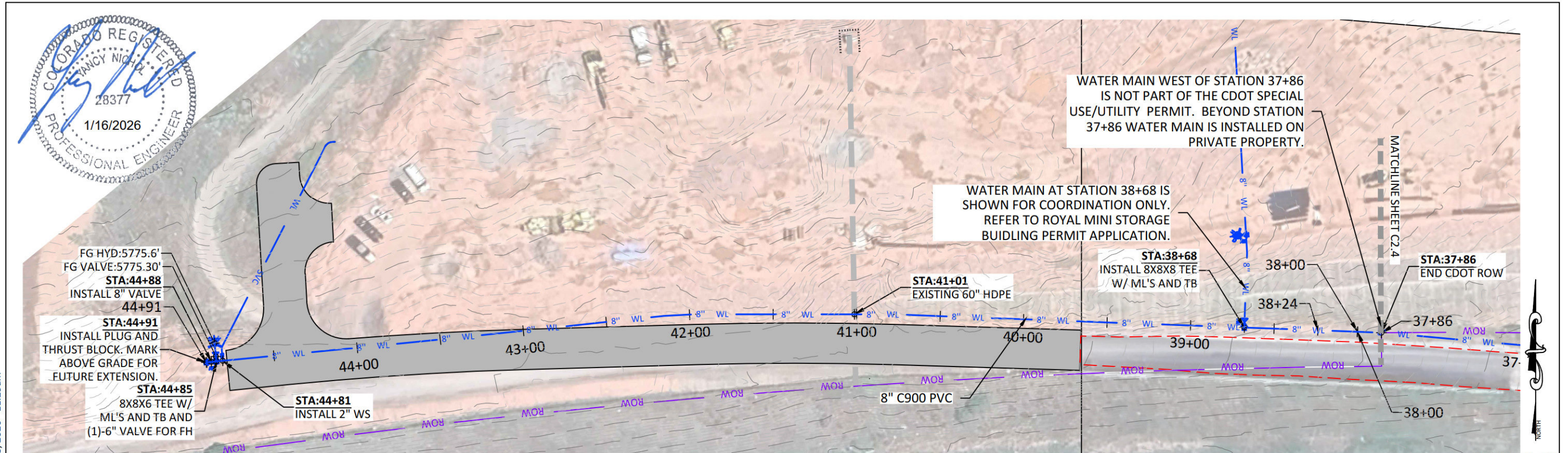
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WATER MAIN BEYOND STA 3+86 IS SHOWN FOR COORDINATION OF WATER MAIN EXTENSION ONLY. NOT PART OF CDOT SPECIAL USE/UTILITY PERMIT WORK.

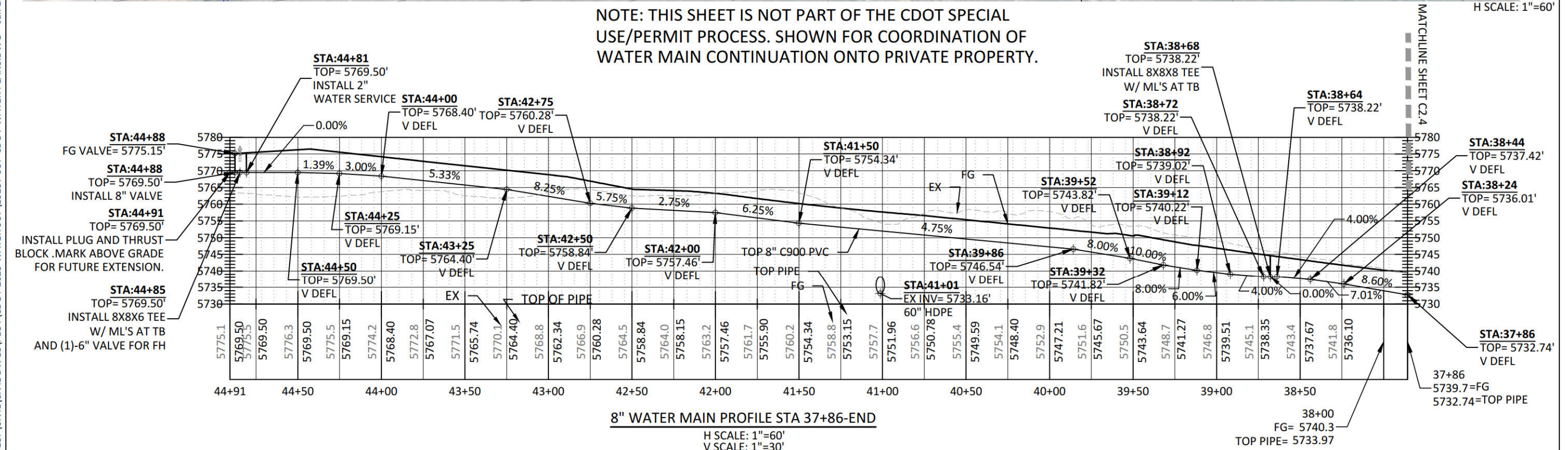


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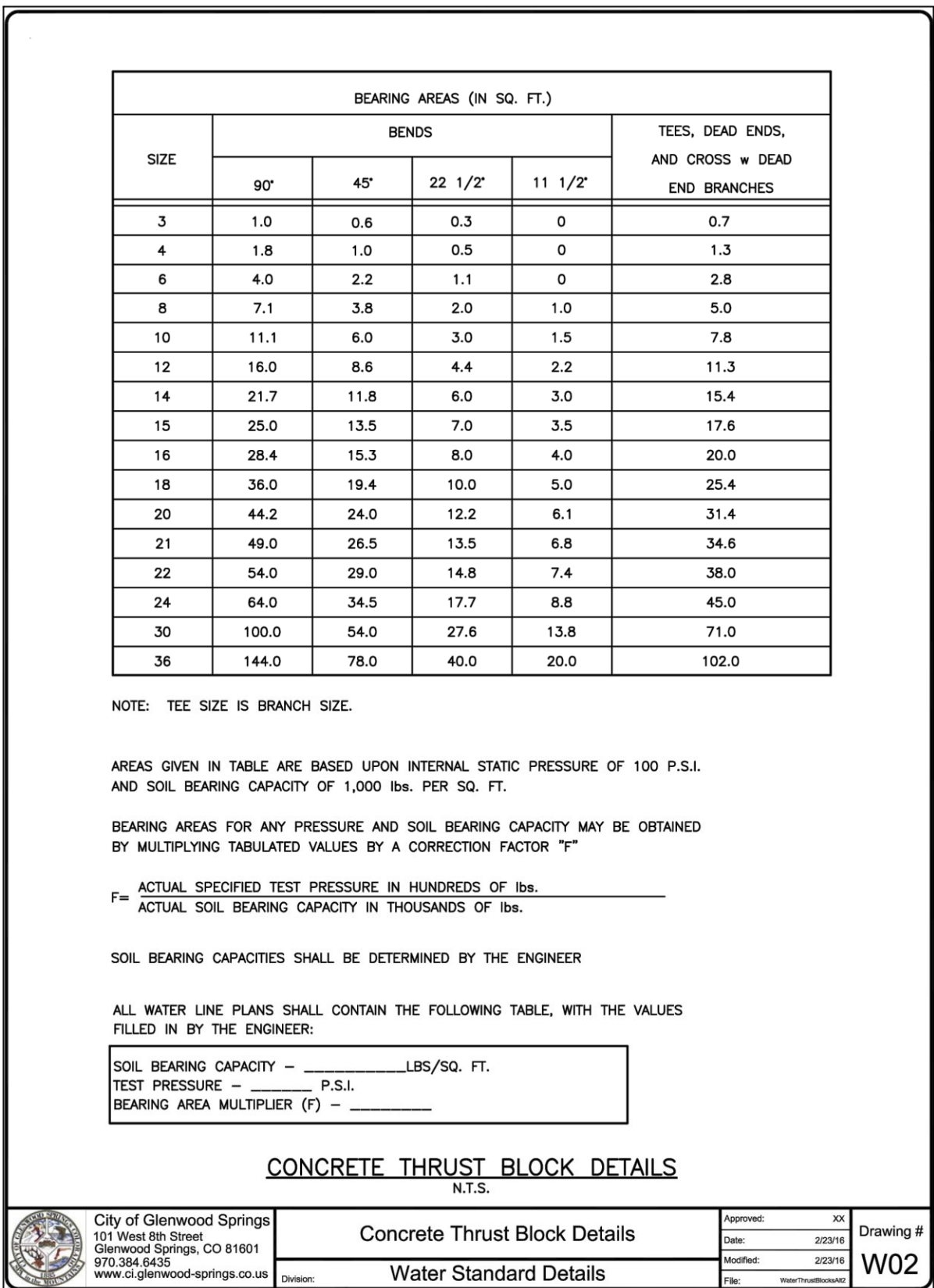
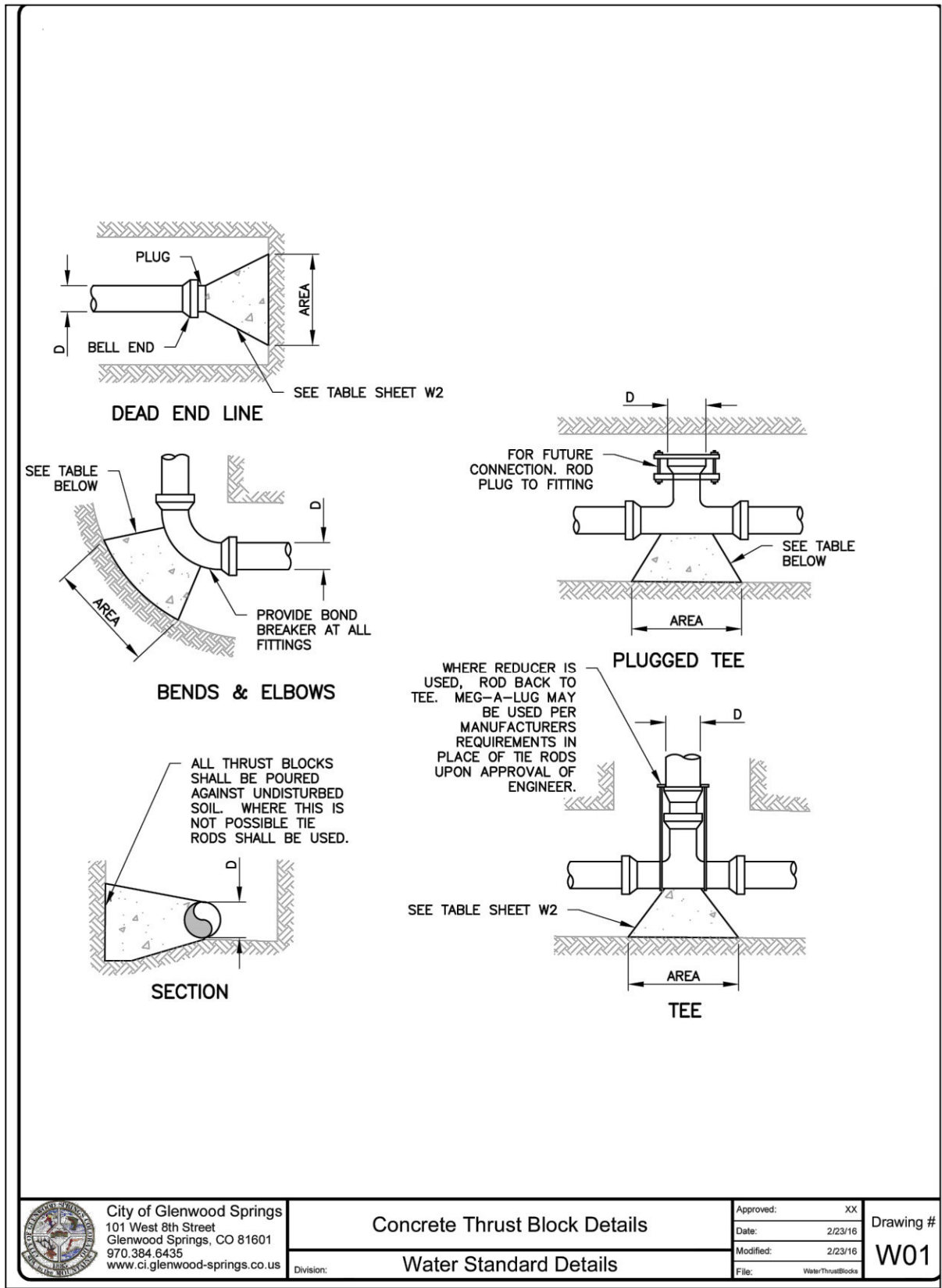
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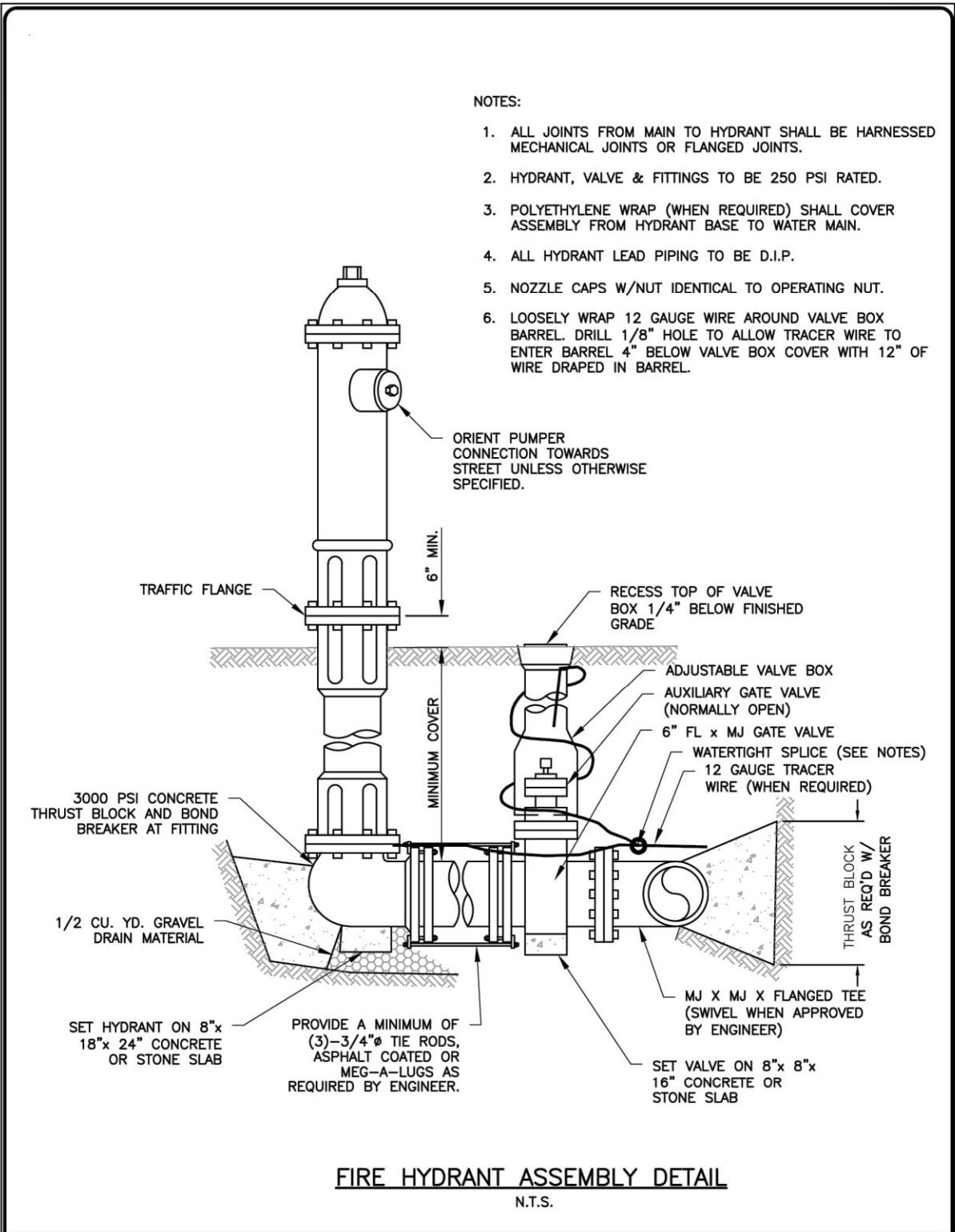
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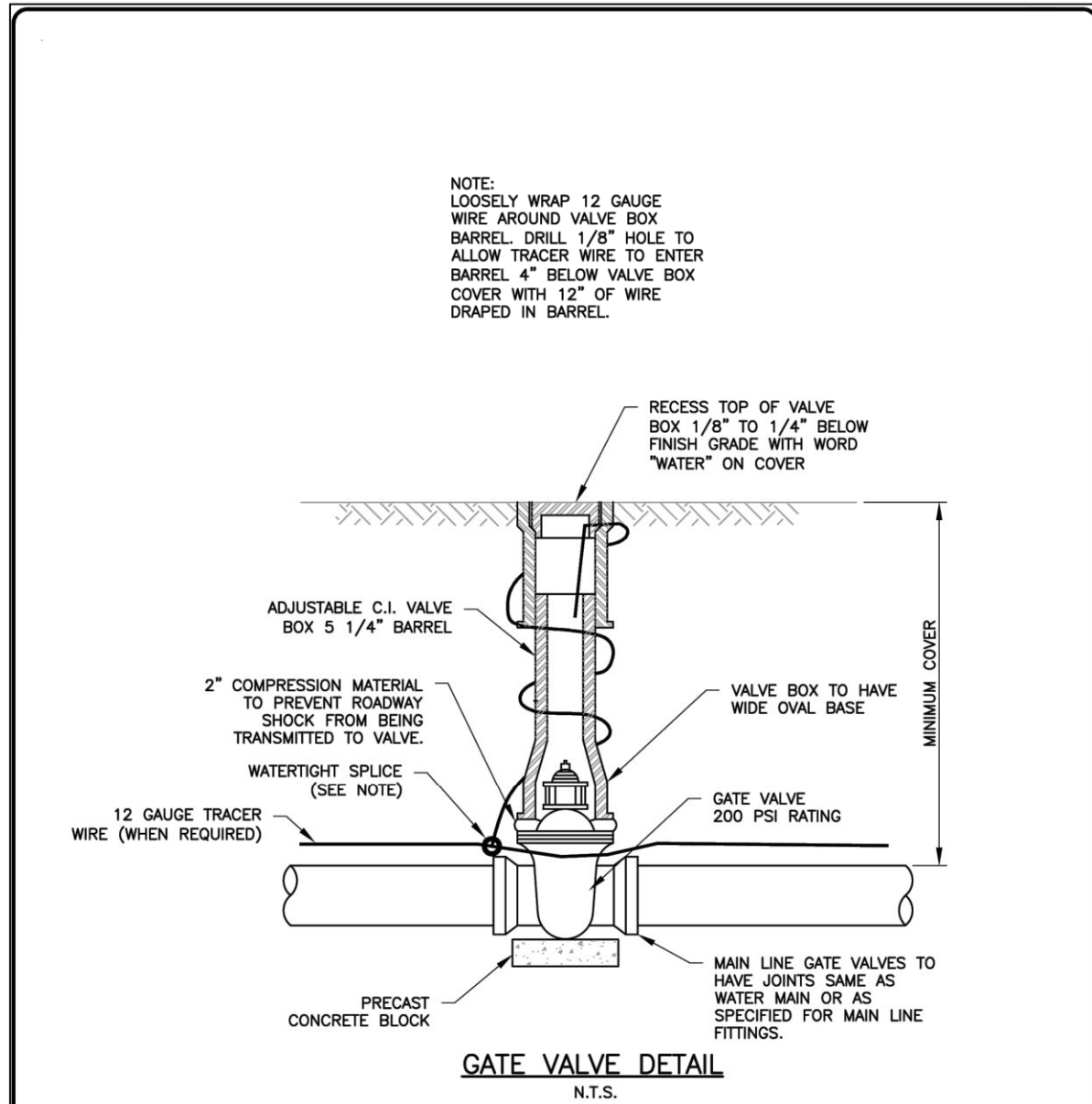


WATER DETAILS	
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Project Job Number: 19137

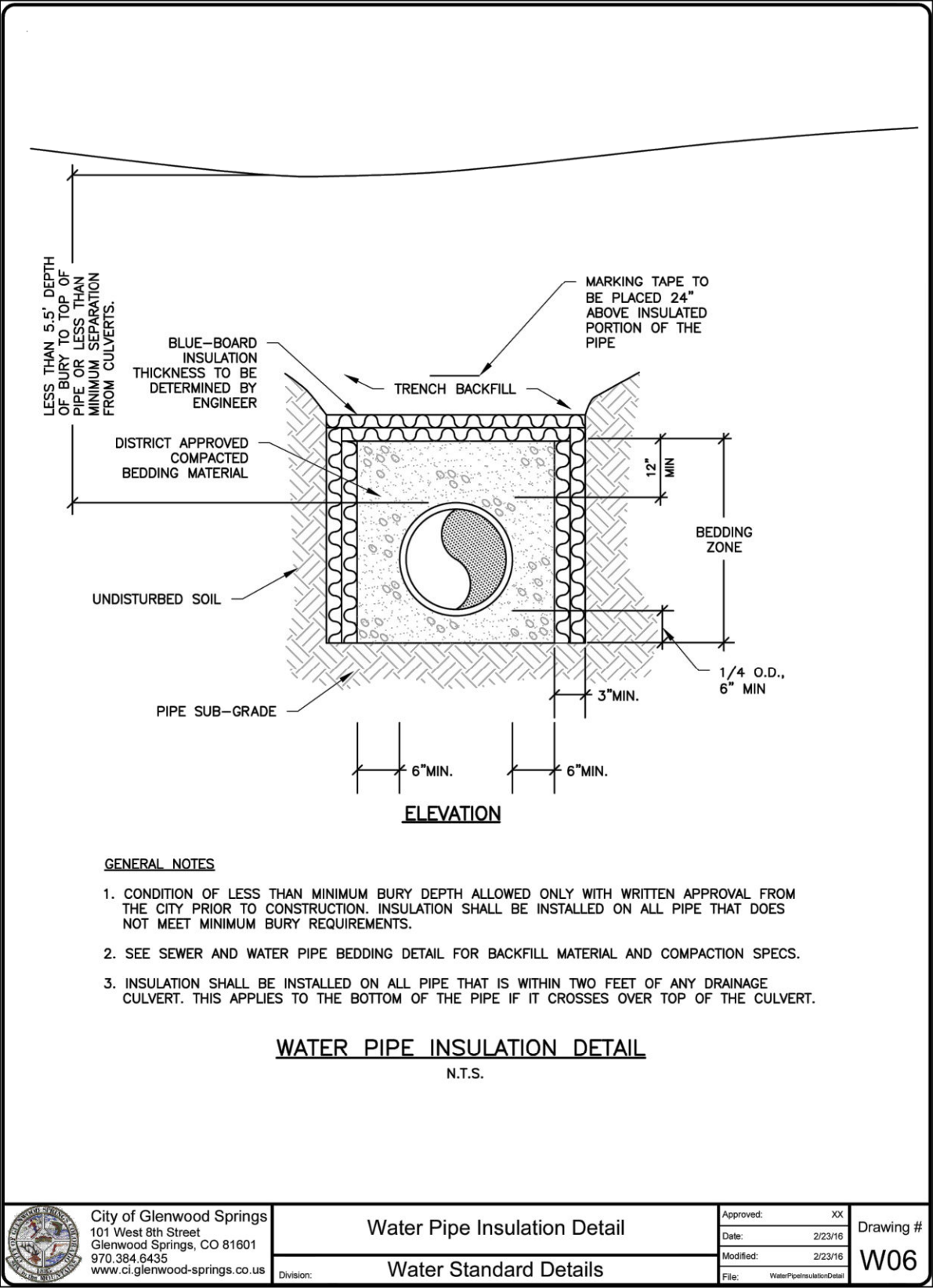
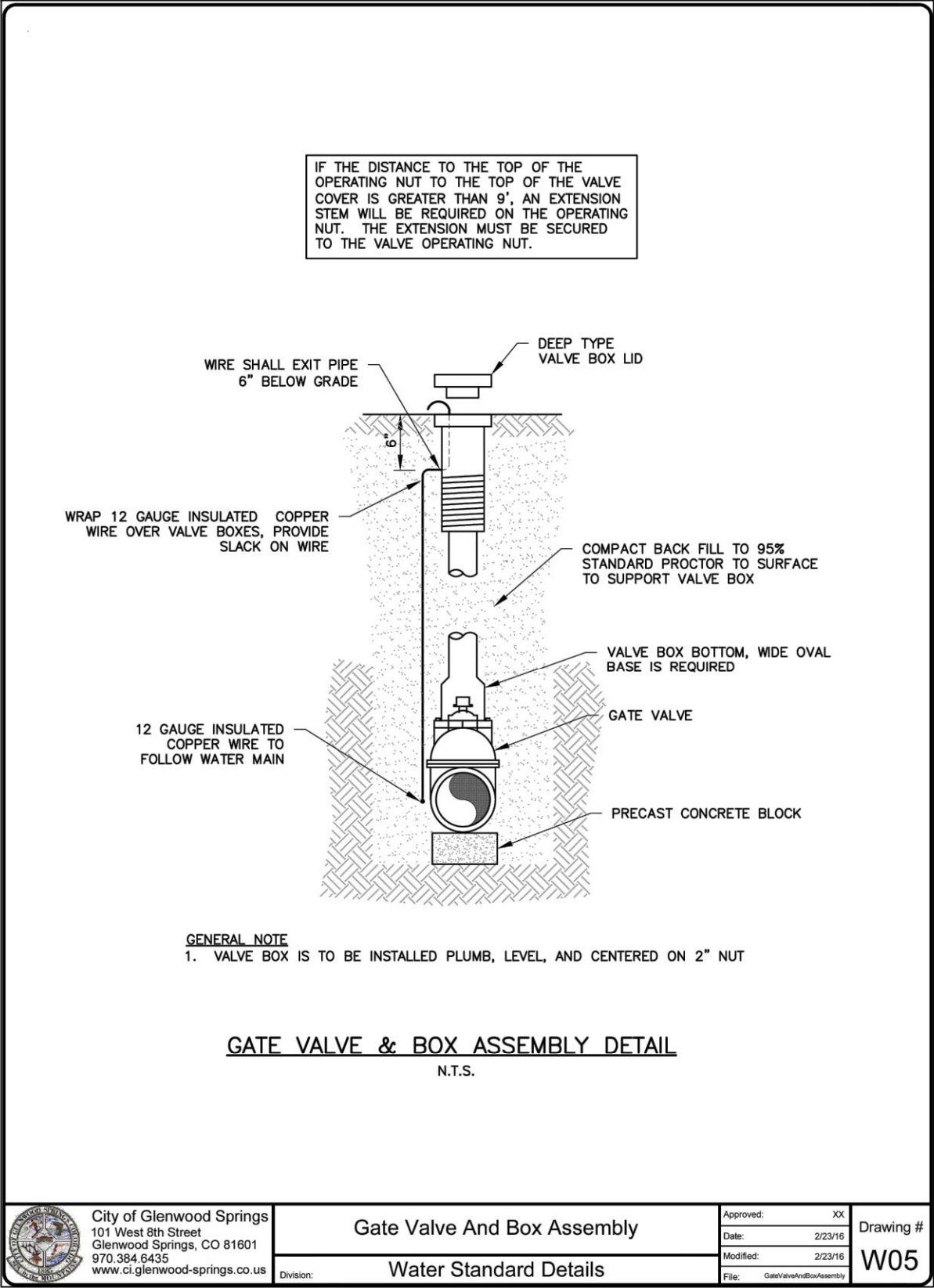


 City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Fire Hydrant Assembly Detail		Approved: XX	Drawing # W03
	Water Standard Details		Date: 2/23/16	
			Modified: 2/23/16	
			File: WaterFireHydrantDetail	



 City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Gate Valve Detail		Approved: XX	Drawing # W04
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			Modified: 2/23/16	
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Computer File Information		Sheet Revisions		 SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704-0311 • soprisengineering.com	WATER DETAILS Issued by the Project Development Branch: July 31, 2019	C3.1	
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Computer File Information			Sheet Revisions		 SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704-0311 • soprisengineering.com	C3.2	
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CAD Ver.: C3D 2024	Scale: Not to Scale	Units: English	(R-X)			Issued by the Project Development Branch: July 31, 2019	

POLYETHYLENE TUBE

STEP 1

PLASTIC TAPE

POLYETHYLENE TUBE

STEP 2

PLASTIC TAPE

POLYETHYLENE TUBE

STEP 3

EXERCISE CARE TO PREVENT PENETRATION OF PE WRAP WITH GRAVEL, ROCKS, ETC. WHEN BACKFILLING TRENCH.

FIELD INSTALLATION – POLYETHYLENE WRAP

WHERE SPECIFICALLY REQUIRED FOR SOIL APPLICATIONS

STEP 1 – PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO PLACE

STEP 2 – PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE.

STEP 3 – OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

POLYWRAP DETAIL
N.T.S.

City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

Polywrap Detail

Water Standard Details

Approved: XX
Date: 2/23/16
Modified: 2/23/16
File: WaterPolywrapDetail

Drawing #
W07

NOTE:
LOOSELY WRAP 12 GAUGE WIRE AROUND VALVE BOX BARREL. DRILL 1/8" HOLE TO ALLOW TRACER WIRE TO ENTER BARREL 4" BELOW VALVE BOX COVER WITH 12" OF WIRE DRAPED IN BARREL.

LOCATE NEW CURB BOX 12" ON STREET SIDE OF PROPERTY LINE EXCEPT WHERE SIDEWALK IS ON PROPERTY LINE, THEN LOCATE CURB STOP 12" BEHIND BACK OF WALK.

FINISH GRADE ELEVATION ALL DISTURBED LANDSCAPED AREAS SHALL BE SODDED, OR REPLACED IN KIND.

8' STEEL POST PAINTED BLUE AND LOCATED AT END OF SERVICE LINE IF NOT COMPLETED TO BLDG.

PROPERTY LINE

CURB STOP ADJUSTABLE BOX ARCH PATTERN W/FOOTPIECE

8 MIL POLYETHYLENE WRAP, INSTALLED PER MANUFACTURERS RECOMMENDATIONS

12 GAUGE TRACER WIRE (WHEN REQUIRED)

PROVIDE GOOSENECK FOR EXPANSION & CONTRACTION

MINIMUM COVER 5'-6"

WATERTIGHT SPLICE (SEE NOTE)

COPPER INLET FOR CONNECTION REQUIRED ON WATER MAIN SIDE, SAME ON OUTLET, OR AS REQUIRED TO MATCH EXISTING SERVICE LINE.

SET CURB STOP ON MASONRY SUPPORT

TYPE "K" COPPER TUBING (CONTINUOUS)

BRASS OR BRONZE CORPORATION STOP

BRASS OR DUCTILE IRON DOUBLE STRAP WITH SADDLE

WATER MAIN

WATER SERVICE CONNECTION DETAIL
N.T.S.

City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

Water Service Connection Detail

Water Standard Details

Approved: XX
Date: 2/23/16
Modified: 2/23/16
File: WaterServiceDetail

Drawing #
W08

Computer File Information		 SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704•0311 • soprisengineering.com	WATER DETAILS		C3.3	
Creation Date: 1/15/2026					PERMIT _____	
Designer Initials: SOH					MM 113.25	
Last Modification Date: 1/15/2026			Issued by the Project Development Branch: July 31, 2019		Project Job Number:19137	
Detailer Initials: SOH						
CAD Ver.: C3D 2024 Scale: Not to Scale Units: English						
		Sheet Revisions				
		Date:		Comments		
(R-X)						
(R-X)						
(R-X)						
(R-X)						

CROSS

LINE VALVES AT TEES AND CROSSES

N.T.S.



Water Standard Details

Drawing #
W10

Diagram illustrating the bracing system for a trench box, showing the connection between the trench box and the anchor block using tie rods and strapping.

Labels and components shown in the diagram:

- PLYWOOD.
- MIN. 2-#6 REBARS ASPHALT COATED
- 45° BEND
- CLEARANCE AT HUB
- TIE RODS, WHERE APPLICABLE
- TIE DOWN RODS MIN. 2-#6
- THRUST BLOCK (SEE CHART FOR BEARING AREAS)
- STRAPS
- TIE RODS WHERE APPLICABLE, MIN. 2 REQ'D *
- ONE PIPE LENGTH (MIN.)
- ANCHOR BLOCK (THRUST UPWARD SEE TABLE FOR SIZE) EXTEND BLOCK INTO SIDES OF TRENCH.

TIE RODS			
PIPE SIZE	BEND	ROD DIA.	MIN. LENGTH OF ROD*
4"	90°	1/2"	10'
6"	90°	3/4"	12'
8"	90°	1"	14'
10"	90°	1 1/4"	16'
12"	90°	1 1/2"	18'
14"	90°	1 3/4"	20'
16"	90°	2"	22'
18"	90°	2 1/4"	24'
20"	90°	2 1/2"	26'
24"	90°	3"	30'
30"	90°	3 1/2"	36'
36"	90°	4"	42'
42"	90°	4 1/2"	48'
48"	90°	5"	54'
54"	90°	5 1/2"	60'
60"	90°	6"	66'
72"	90°	7"	78'
84"	90°	8"	90'
96"	90°	9"	102'
108"	90°	10"	114'
120"	90°	11"	126'
132"	90°	12"	138'
144"	90°	13"	150'
156"	90°	14"	162'
168"	90°	15"	174'
180"	90°	16"	186'
192"	90°	17"	198'
204"	90°	18"	210'
216"	90°	19"	222'
228"	90°	20"	234'
240"	90°	21"	246'
252"	90°	22"	258'
264"	90°	23"	270'
276"	90°	24"	282'
288"	90°	25"	294'
300"	90°	26"	306'
312"	90°	27"	318'
324"	90°	28"	330'
336"	90°	29"	342'
348"	90°	30"	354'
360"	90°	31"	366'
372"	90°	32"	378'
384"	90°	33"	390'
396"	90°	34"	402'
408"	90°	35"	414'
420"	90°	36"	426'
432"	90°	37"	438'
444"	90°	38"	450'
456"	90°	39"	462'
468"	90°	40"	474'
480"	90°	41"	486'
492"	90°	42"	498'
504"	90°	43"	510'
516"	90°	44"	522'
528"	90°	45"	534'
540"	90°	46"	546'
552"	90°	47"	558'
564"	90°	48"	570'
576"	90°	49"	582'
588"	90°	50"	594'
600"	90°	51"	606'
612"	90°	52"	618'
624"	90°	53"	630'
636"	90°	54"	642'
648"	90°	55"	654'
660"	90°	56"	666'
672"	90°	57"	678'
684"	90°	58"	690'
696"	90°	59"	702'
708"	90°	60"	714'
720"	90°	61"	726'
732"	90°	62"	738'
744"	90°	63"	750'
756"	90°	64"	762'
768"	90°	65"	774'
780"	90°	66"	786'
792"	90°	67"	798'
804"	90°	68"	810'
816"	90°	69"	822'
828"	90°	70"	834'
840"	90°	71"	846'
852"	90°	72"	858'
864"	90°	73"	870'
876"	90°	74"	882'
888"	90°	75"	894'
900"	90°	76"	906'
912"	90°	77"	918'
924"	90°	78"	930'
936"	90°	79"	942'
948"	90°	80"	954'
960"			

MIN WEIGHT OF ANCHOR BLOCK			
PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND
2"	150#	150#	150#
3"	900#	450#	150#
4"	1600#	900#	450#
6"	6050#	2400#	700#
8"	12,300#	5750#	2000#
10"	22,500#	12,100#	6200#
12"	32,100#	17,400#	8900#

TIE RODS			
PIPE SIZE	BEND	ROD DIA.	MIN. LENGTH OF ROD*
4"	90°	3/4"	22'
	45°	3/4"	7'
	22 1/2°	3/4"	2'
6"	90°	3/4"	35'
	45°	3/4"	10'
	22 1/2°	3/4"	3'
8"	90°	1"	48'
	45°	3/4"	14'
	22 1/2°	3/4"	4'
12"	90°	1 1/4"	78'
	45°	3/4"	22'
	22 1/2°	3/4"	6'

* ACTUAL LENGTH OF ROD TO BE SUCH THAT STRAP CAN BE PLACED BEYOND FIRST COLLAR OR HUB AT OR BEYOND THE MINIMUM LENGTH SHOWN.

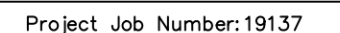
VERTICAL BEND ANCHOR DETAIL

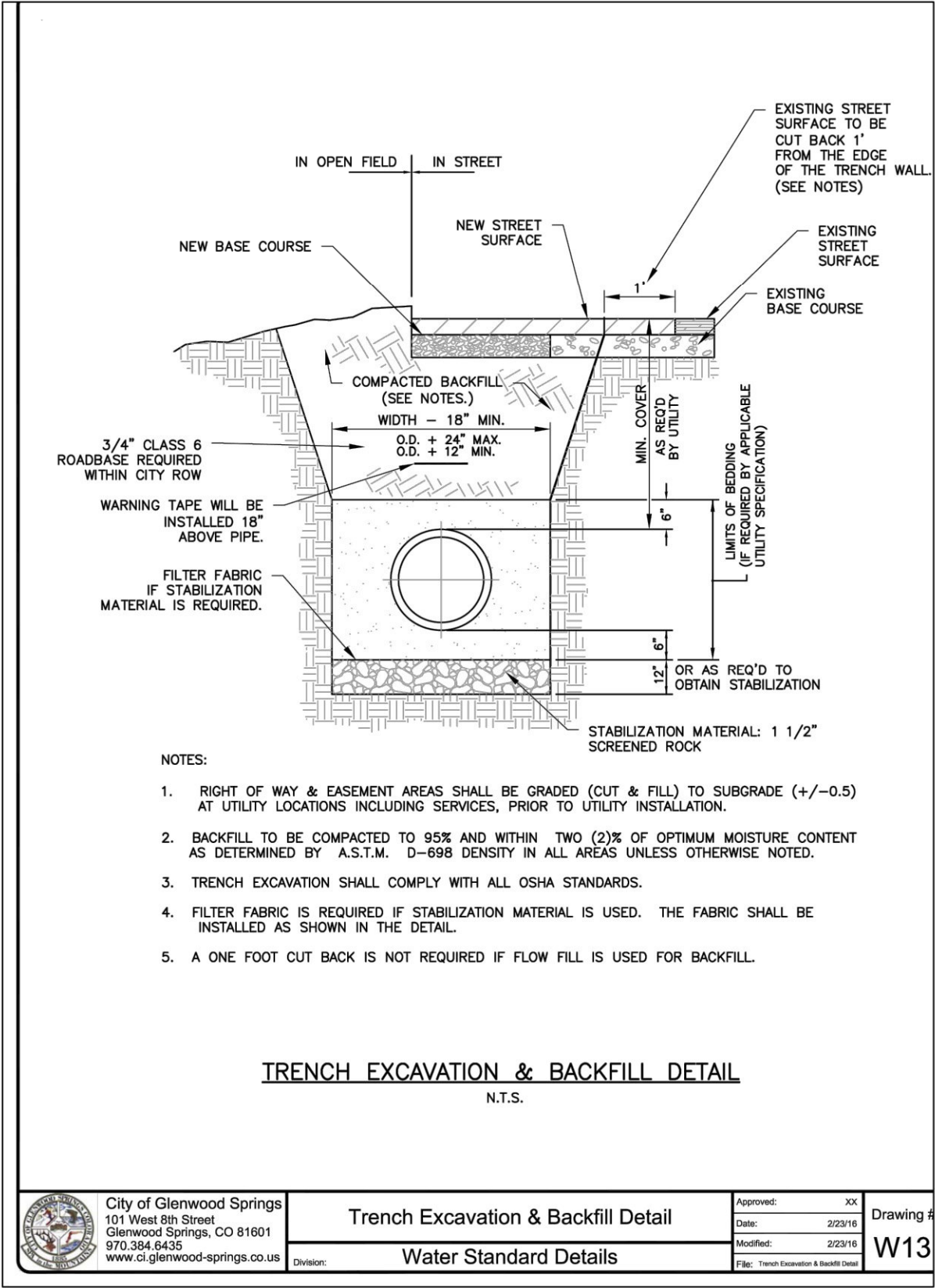
N.T.S.



Water Standard Details

Drawing #
W11

$$(R-X)$$




Computer File Information		Sheet Revisions		 SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704-0311 • soprisengineering.com	WATER DETAILS		C3.5
Creation Date: 1/15/2026	(R-X)	Date:	Comments		PERMIT _____		
Designer Initials: SOH	(R-X)						
Last Modification Date: 1/15/2026	(R-X)						MM 113.25
Detailer Initials: SOH	(R-X)						Project Job Number:19137
CAD Ver.: C3D 2024	Scale: Not to Scale	Units: English	(R-X)	Issued by the Project Development Branch: July 31, 2019			



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item:	Flock Cameras
Action Requested:	Council requested to continue the Flock Camera work session discussion from the last meeting.
Department:	Police Department
Presented By:	Joseph Deras, John Hassell
Strategic Goals:	Ensure Public Safety
Background Info:	For three years the City has been utilizing a fleet of public safety cameras that read licenses plates and interface with other law enforcement agencies to help support the safety of our residents. This work session is to update Council on the operation of the program and answer questions.
Issues:	Any law enforcement or other program capturing license plate data is subject to questions around privacy and data security, these will be addressed in the work session.
Fiscal Impact:	The Capital Project Fund has a \$58,000 year budget for the project in 2026.
Legal Review:	City attorney's office helps manage the program and will be present to speak to any legal questions that arise.
Staff Recommendation:	NA



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item: January 15, 2026 Council Minutes

Action Requested: January 15, 2026 City Council Minutes

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



MINUTES
CITY OF GLENWOOD SPRINGS
CITY COUNCIL MEETING
JANUARY 15, 2026
6:15 PM

Note: Official meeting minutes are located on the City website via YouTube video at the following link: <https://www.youtube.com/user/GlenwoodSprings1885/videos>. The times in agenda items indicate approximately where the item can be found on the YouTube video timeline.

REGULAR SESSION

Item 1. 4:10 Roll Call

Present: Councilor Smith, Councilor Schachter, Councilor Weimer, Mayor Dehm, Mayor Pro Tem Zalinski, Councilor Schmahl, and Councilor Townsley.

Staff Present: Also present were City Manager Steve Boyd, City Clerk Ryan Muse, City Attorney Karl Hanlon, Deputy Chief of Police John Hassel, Public Information Officer Bryana Starbuck, Human Resources and Finance Director Yvette Gustad, Director of Economic and Community Development Trent Hyatt, Director of Operations Tim Bergman, Economic Development Specialist Jacob Zook, Transportation Engineer Lee Barger, City Engineer Ryan Gordon, Parks and Recreation Director Rod Tarullo, and Public Works Director Matt Langhorst.

Item 2. 4:28 Agenda Changes

There were none.

Item 3. 4:34 Disclosure of Any Councilor Conflicts of Interest

There were none.

Item 4. 4:41 Citizens Appearing Before Council and Council Response (for items not on the agenda - comments limited to 3 minutes)

Glenwood Springs residents Laurie Chase, Doug Burns, and David Howder made comments about North Landing.

Mayor Pro Tem Zalinski, Parks and Recreation Director Rod Tarullo, Councilor Schmahl, Councilor Townsley, Councilor Smith, Mayor Dehm, and City Engineer Ryan Gordon responded.

Item 5. 20:15 Council Announcements

Mayor Pro Tem Zalinski made announcements about the January 22 Airport Meeting and the State of the City event on January 31.

Councilor Smith gave updates from the January Historic Preservation Commission, Transportation Commission, Workforce Housing Fund Advisory Board, and RFTA Board meetings. He gave a Garfield County Clean Energy Grants update and announced the Colorado Mountain College Civics Initiative

launch on Monday January 19th. Councilor Smith also announced the Glenwood Springs landfill was recognized for their yard waste diversion program and the upcoming city employee holiday event will be zero waste.

Councilor Schachter made announcements regarding housing.

Item 6. 29:42 Consent Agenda

Mayor Pro Tem Zalinski moved to approve the consent agenda as written. Councilor Weimer seconded the motion, and it passed unanimously.

Item 7. 30:56 Funding Request for Colorado Animal Rescue

Wes Boyd of Colorado Animal Rescue presented on the item.

Councilor Schachter, Councilor Schmahl, Councilor Townsley, Councilor Smith, and Mayor Dehm asked questions and made comments.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

58:23 Councilor Townsley, seconded by Councilor Schachter, moved to fulfill the request for \$7,500 for Colorado Animal Rescue and move this to a line item in the budget and also to increase our funding up to \$15,000 if Carbondale will match it.

Councilor Schachter, Councilor Townsley, Councilor Schmahl, Mayor Pro Tem Zalinski, and Councilor Weimer made comments.

Mayor Pro Tem Zalinski proposed an amendment to the motion to fund \$10,000 one time from the manager's discretionary fund removing the additional stipulations. Councilor Townsley agreed to the amendment. Councilor Schachter seconded the amendment.

Councilor Schachter, Councilor Smith, Mayor Pro Tem Zalinski, and Mayor Dehm made comments.

1:12:16 The motion passed 4:3 with Councilor Weimer, Councilor Schmahl, and Councilor Smith voting against.

Item 8. 1:12:39 Healthy Beverage Presentation

City Manager Steve Boyd opened the item. Christine Dolan, Nutrition Programs Manager for Garfield County Public Health presented on the item.

Councilor Smith and Mayor Pro Tem Zalinski asked questions and made comments.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

Mayor Pro Tem Zalinski, Councilor Townsley, and Councilor Weimer asked questions and made comments.

Item 9. 1:38:51 Amendment to Glenwood Downtowner Professional Services Agreement

Transportation Engineer Lee Barger presented on the item.

Mayor Dehm, Councilor Townsley, Mayor Pro Tem Zalinski, Councilor Schmahl, Councilor Schachter, Councilor Weimer, and Councilor Smith asked questions and made comments.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

2:19:29 Councilor Schachter moved, seconded by Mayor Pro Tem Zalinski, to approve the amendment to the Glenwood Downtowner Professional Services Agreement to include the additional pricing as stated in the staff report.

Councilor Townsley asked a question.

2:21:34 The motion passed 5:2 with Councilor Schmahl and Councilor Smith voting against.

Item 10. 2:34:41 Ordinance 2026-01; Building Permit Inspection Fees

Item 11. 2:34:41 Ordinance 2026-02; Wood-Fired Pizza Ovens

Director of Economic and Community Development Trent Hyatt presented on both Item 10 and Item 11.

Councilor Schachter, Councilor Smith, Councilor Schmahl, Councilor Townsley, Mayor Pro Tem Zalinski, and Councilor Weimer asked questions and made comments.

Mayor Dehm opened the item for public comment.

Paul Goodman, Glenwood Springs resident, made a comment about wood fired pizza ovens.

Mayor Dehm closed the public portion.

2:58:59 Mayor Pro Tem Zalinski moved, seconded by Councilor Schachter, to approve Ordinance 2026-01: Building Permit Inspection Fees with the suggested fee amendments to be included in the packet before second reading.

Councilor Townsley and Councilor Schmahl made comments.

3:02:30 The motion passed 6:1 with Councilor Townsley voting against.

Councilor Schachter made a comment.

3:03:45 Mayor Pro Tem Zalinski moved, seconded by Councilor Townsley, to approve Ordinance 2026-02: Wood Fired Pizza Ovens for commercial use.

Councilor Smith made a comment.

3:05:30 The motion passed 6:1 with Councilor Smith voting against.

Item 12. 3:06:53 Project Update

City Engineer Ryan Gordon presented the item.

Councilor Schmahl, Councilor Schachter, Councilor Smith, Councilor Townsley, and Mayor Dehm asked questions and made comments.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

Item 13. 3:37:10 Water Supply Staff Update

Public Works Director Matt Langhorst presented on the item.

Mayor Dehm, Councilor Schachter, Councilor Smith, and Councilor Schmahl asked questions and made comments.

Item 14. 3:59:39 Council Comments

Councilor Smith made comments about building code requirements, South Bridge, construction at midtown, and emergency evacuation plan readiness.

Councilor Schmahl made a comment about the air quality monitoring.

Item 15. 4:03:43 Report from City Administration

There was none.

Item 16. 4:04:20 Social Event Announcement

There will be no social event after tonight's meeting.

Item 17. 4:05:05 Adjournment

Councilor Schachter moved to adjourn. Mayor Pro Tem Zalinski seconded, and the motion passed unanimously.



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item:	Amendment to the 401(k) Hardship Plan
Action Requested:	Approval of Amendment
Department:	Human Resources
Presented By:	Yvette Gustad
Strategic Goals:	Provide Efficient and Responsive City Government Protect and Preserve our Quality of Life Generate Sustainable Economic Development Ensure Public Safety Preserve and Improve Infrastructure
Background Info:	The Internal Revenue Service (IRS) has issued final regulations implementing the SECURE 2.0 Act, including a requirement that certain employees age 50+ must have an option to make catch-up contributions in their 401(k) plans. Employees who earned more than \$150,000 in FICA wages in the previous calendar year must make any catch-up contributions as Roth contributions for tax purposes. This amendment provides that option to our employees and complies with laws associated with the plan.
Issues:	Plans that do not offer a Roth option cannot accept catch-up contributions for these employees beginning in 2026. Adding a Roth option is necessary to: • Ensure compliance with IRS regulations • Preserve catch-up contribution eligibility for higher-earning employees • Provide employees with more flexible retirement planning options
Fiscal Impact:	Minimal cost to the City for plan record keeping by the 3rd party plan administrator. Minor administrative adjustments will be handled by human resources and payroll staff.
Legal Review:	Amendment has been reviewed and approved by legal counsel.
Staff Recommendation:	Staff recommends that City Council authorize the Mayor to execute the necessary plan amendments to add a Roth contribution option.

**AMENDMENT #1
TO THE
CITY OF GLENWOOD SPRINGS, COLORADO, EMPLOYEES' 401(K) PLAN**

WHEREAS, City of Glenwood Springs, Colorado, Employees' 401(k) Plan (the "Plan") provides that the City of Glenwood Springs, Colorado (the "Employer") has the power and right to amend the Plan;

WHEREAS, the Employer desires to adopt this Amendment to the Plan to make certain changes as required by the Bipartisan Budget Act of 2018 and proposed regulations thereunder;

NOW THEREFORE, effective as set forth below, the Employer hereby amends the Plan as follows:

1. Effective January 1, 2020, Section 4.05(A)(1) is hereby amended by the addition of a new subsection (f) (with the subsequent subsection re-lettered to (g)) as follows:

(f) Payment for expenses and losses (including loss of income) incurred by the Employee on account of a disaster declared by the Federal Emergency Management Agency (FEMA) under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Pub. L. 100-707), provided that the Participant's principal residence or principal place of employment at the time of the disaster was located in an area designated by FEMA for individual assistance with respect to the disaster; or

2. Effective January 1, 2020, Section 4.05(A)(2)(a) of the Plan hereby is amended and restated in its entirety to read as follows:

(a) The Employee has obtained all distributions, other than hardship distributions under the plans maintained by the Employer;

3. Effective January 1, 2020, Section 4.05(A)(2)(b) of the Plan hereby is amended and restated in its entirety to read as follows:

(b) All plans maintained by the Employer provide that the Participant's elective deferrals (and Employee contributions) will be suspended for six months after the receipt of the hardship distribution. Effective January 1, 2020, this Section 4.05(A)(2)(b) is not applicable.

4. Any inconsistent provision of the Plan shall be read consistent with this amendment.

[Signature page follows]

IN WITNESS WHEREOF, the following person, being duly authorized by the Employer, hereby approves and adopts this Amendment as of the date set forth below.

**CITY OF GLENWOOD SPRINGS,
COLORADO, EMPLOYER**

Attest: _____
City Clerk

Mayor



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item: Water Service Agreement for 49893 Highway 6 and 24

Action Requested: Council approve for the mayor to sign the water service agreement for 49893 Highway 6 and 24.

Department: City Administration

Presented By: Steve Boyd, Matthew Langhorst

Strategic Goals: Preserve and Improve Infrastructure
Ensure Public Safety

Background Info: The City has received a request from Mark Gould, doing business as MMME WG LLC, to provide water service to 49893 Highway 6 and 24. Said property is located outside the municipal limits. Per Section 080.040.030 - Line Extensions of the *Glenwood Springs Municipal Code* (Municipal Code), City Council must approve any such request. Formerly, the City would have required the submittal of a pre-annexation agreement as a prerequisite of providing water service outside the City in accordance with Section 080.040.030(c)e. However, no future annexation of the property is anticipated.

The agreement allows for the construction/extension of an existing 8-inch waterline adjacent to Highway 6 and 24, from the City's western municipal limits (approximately 280 feet west of Center Drive) to approximately 4,500 feet west. The City intends to cover the costs of construction for the first approximately 1,250 feet to Mitchell Creek Road to an existing 8-inch tee. This will permit the future construction of a loop in existing City waterworks in the proximity of Mitchell Creek Road allowing redundancy and increased pressures for fire flows. The new city portion of the line will provide an improved water system to existing homes along this stretch of new waterline. The new section of private line will provide expanded water service to the west, including additional fire hydrants in an unprotected area. This section of line is and was part of the short-term water system improvement planning process, and the pricing provided is very reasonable.

The attached draft agreement addresses various Public Works Department concerns, including the future ownership of the portion beyond Mitchell Creek Road, the potential for stagnant water in the line, and the recovery of initial construction costs by the applicant for future connectors (as opposed to the City). The attached plans have been modified slightly due to Colorado Department of Transportation (CDOT) comments, moving the waterline north into the roadway, but the changes to the plans do not affect function or price for the city.

Initially, the City expects to assume the costs of construction for our portion of the line. The city and Gould have agreed to a fixed price of \$506,294.97, which fits within the Water Department budget for 2026. Following conveyance of the

remainder of the line (15 years or less), the City would be responsible for ongoing maintenance of the remaining line.

Issues: None at this time.

Fiscal Impact: The Water Department budget can cover the 2026 expense as agreed upon with the owner.

Legal Review: Legal has reviewed the agreement.

Staff Recommendation: Staff is recommending City Council approve and have the Mayor sign the Water Service Agreement for 49893 Highway 6 and 24 as presented.

AGREEMENT TO PROVIDE WATER SERVICE

THIS AGREEMENT made and entered into this ____ day of _____, 202__ by and between the CITY OF GLENWOOD SPRINGS, COLORADO, a Colorado home rule municipality (hereinafter "City") and MMME WG LLC (hereinafter "Owner").

WITNESSETH:

WHEREAS, Owner is the owner of certain real property currently located in unincorporated Garfield County, Colorado, commonly known as 49893 Highway 6 and 24, Glenwood Springs, Colorado, and legally described as Merged Parcel A & B according to the Amended Plat of the Parcels A & B, Amended Devcr Subdivision Exemption, recorded in the records of Garfield County Colorado on November 19, 2024 as Reception No. 10001948 (the "Property"); and

WHEREAS, Owner desires to expand the existing City owned waterline at Center Drive and US Highway 6 and 24 to the Property to serve the following: an existing 1,624 square foot single family home; a proposed single family residence; and an office, private bathroom, and fire flows for a 138,600 square foot storage facility approved by Garfield County as of the date of this Agreement.; and

WHEREAS, for properties outside of the Glenwood Springs corporate limits Section 080.040.030(c)(1)a of the Municipal Code of the City of Glenwood Springs ("City Code") authorizes the construction or enlargement of water lines to the City's waterworks upon approval of City Council; and

WHEREAS, the City and Owner desire to enter into this Agreement to Provide Water ("Agreement") to set forth the terms and conditions of the City's provision of water service to the Property; and

WHEREAS, the City will issue water system taps for 3 EQRs which is sufficient to serve the following: an existing 1,624 square foot single family home; a proposed single family residence; an office, private bathroom, and fire flows for a 138,600 square foot storage facility approved by Garfield County as of the date of this Agreement; and

WHEREAS, the City will continue to issue additional taps, subject to the terms of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Petitioner agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms and conditions of the Water Service from the City. Except as expressly provided for herein to the contrary, all conditions herein are in addition to any and all requirements concerning annexation contained in the City Code. This Agreement is intended to provide a contractual relationship between the City

and Owner to ensure compliance with the City Code, state statutes, and all terms and conditions set forth herein. Owner's failure to comply with this Agreement or the City Code shall constitute a material breach of this Agreement, and the City shall be entitled to terminate this Agreement upon such breach and/or discontinue the services provided hereunder.

1.1. Owner shall be responsible for the construction of the new waterline improvements depicted in Exhibit A; and

1.2. Owner must utilize 750 gallons of water per day minimum to keep the line from going stagnant prior to any development on the adjacent parcel to the east; and

1.3. The new waterline will be owned by the City from the point of the connection to the 8-inch tee located at the Mitchel Creek Road and US 6&24 intersection. The waterline past this point will be privately owned for a duration for 15 years or sooner as set forth below. During this 15 year period, third parties may tie into said line by contributing an equitable portion of the costs of construction, plus interest, to Owner. Upon payment of such costs to Owner, Owner may notify City in writing that City may serve said parties from the water line if City has sufficient capacity. Owner may, at any point during said 15 year period, notify City that it intends to convey the water line to the City, in which case the City shall accept the same by Bill of Sale. In the event that the Owner conveys the water line to the City the cost recovery provisions of this Agreement shall terminate and Owner shall have no further right to seek reimbursement from any party.

1.3 Cost for construction of the line will be the responsibility of Owner up to the point of final inspections and testing. The City will reimburse Owner for the City owned section of line constructed noted above once final approvals and inspections have been completed.

1.4 Cost of construction for the City owned section will be agreed upon prior to construction starting. In the event that the City does not agree to the construction costs it shall be the responsibility of the Owner to pay all costs associated with the extension.

2. Effective Date and Termination. This Agreement shall be effective upon the date of execution by the City of Glenwood Springs. This Agreement shall become null and void if Owner has not commenced construction of the waterline within 18 months of the Effective Date.

3. Fees. Owner agrees to pay the following fees related to the development of the Property:

3.1. Water System Improvement Fees. Owner agrees to pay water system improvement fees in the amount of \$6,478.22 per EQR subject to an annual increase not to exceed five percent (5%) per year.

3.2. Miscellaneous. Owner agrees to pay all actual costs incurred for notice publication, recording fees, and similar reasonable administrative charges related to this Agreement. Owner agrees to reimburse the City for all engineering, legal, and associated fees and costs the City incurs in the review and implementation of this Agreement.

4. Service Fees. The City shall be entitled to charge reasonable monthly service fees for water service to the Property. Water fees shall be charged at the water rates adopted by the city.

5. Unforeseen Costs. Owner agrees to indemnify, defend and hold the City harmless against any costs or liabilities arising out of and directly connected with this Agreement.

6. Water Rights. Upon annexation of the Property, Owner shall transfer to the City by quit claim deed any water rights owned or held by Owner in connection with the Property.

7. Lien Rights. The City shall have the right to prepare and record a lien against the Property for the amount of any costs, fees and other expenses which it has advanced or which Owner is required to pay pursuant to this Agreement and/or the City Code. Such costs and fees include, but are not limited to, system improvement fees, user fees, recording, staff review and document preparation fees and costs, and engineering and attorneys' fees.

8. Assignment. The parties agree and acknowledge that the rights and obligations of Owner under this Agreement may be assigned by Owner to persons or entities acquiring title to the Property without the prior consent of the City; provided, however, such assignee agrees in writing to be bound by the terms and conditions of this Agreement, and Owner shall give notice to the City of any such conveyance, together with the assignee's written agreement to be bound by the terms and conditions of this Agreement.

9. Final Agreement. This Agreement supersedes all prior written and oral agreements and representations of the parties and is the total integrated agreement between the City and Owner.

10. Modifications. This Agreement shall not be amended except by subsequent written agreement between the City and Owner.

11. No Representations. It is expressly understood that the City cannot legally be bound by the representations of any of its officers or agents or their designees except in accordance with the City Code and the laws of the State of Colorado. Owner, when dealing with the City, acts at its own risk as to any representation or undertaking by the City officers, agents or their designees that is subsequently held unlawful by a court of law with competent jurisdiction.

12. Captions. The captions and paragraph headings in this Agreement are inserted only for convenience and in no way define, limit, or prescribe the scope or intent of this Agreement or any part thereof.

13. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

14. Severability. If any provision of this Agreement shall be determined to be void or invalid by a court of competent jurisdiction, then such determination shall not affect any other provision hereof, all of which other provisions shall remain in full force and effect. It is the intention of the parties hereto that, if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other of which would render the provision valid, then the provision shall have the meaning that renders it valid.

15. Governing Law. This Agreement shall be construed, interpreted, and enforced in accordance with the laws of the State of Colorado. Should any party institute suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Garfield County, Colorado.

16. Attorneys' Fees; Survival. Should this Agreement become the subject of litigation between the City and Owner, the prevailing party shall be entitled to recovery of all actual costs in connection therewith, including but not limited to attorneys' fees and expert witness fees. All rights concerning remedies and/or attorneys' fees shall survive any termination of this Agreement.

17. Authority. Each person signing this Agreement represents and warrants that they are fully authorized to enter into and execute this Agreement and to bind the party on whose behalf they purport to sign to the terms and conditions hereof.

18. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall be deemed one and the same instrument. This Agreement may be executed by facsimile signature; provided that the original signature page shall be transmitted to the other party by regular mail within ten (10) days of such facsimile signature.

19. Notice. All notices required under this Agreement shall be in writing and shall be sent by hand-delivery, facsimile transmission, or registered or certified mail, return receipt requested, postage pre-paid, to the addresses of the parties set forth herein. All notices by hand delivery shall be effective upon actual receipt. All notices by mail shall be considered effective seventy-two (72) hours after deposit in the United States Mail with the proper address as set forth below. All notices must also be transmitted by email, if an email address is indicated below. Either party by notice so given may change to address to which future notices may be sent.

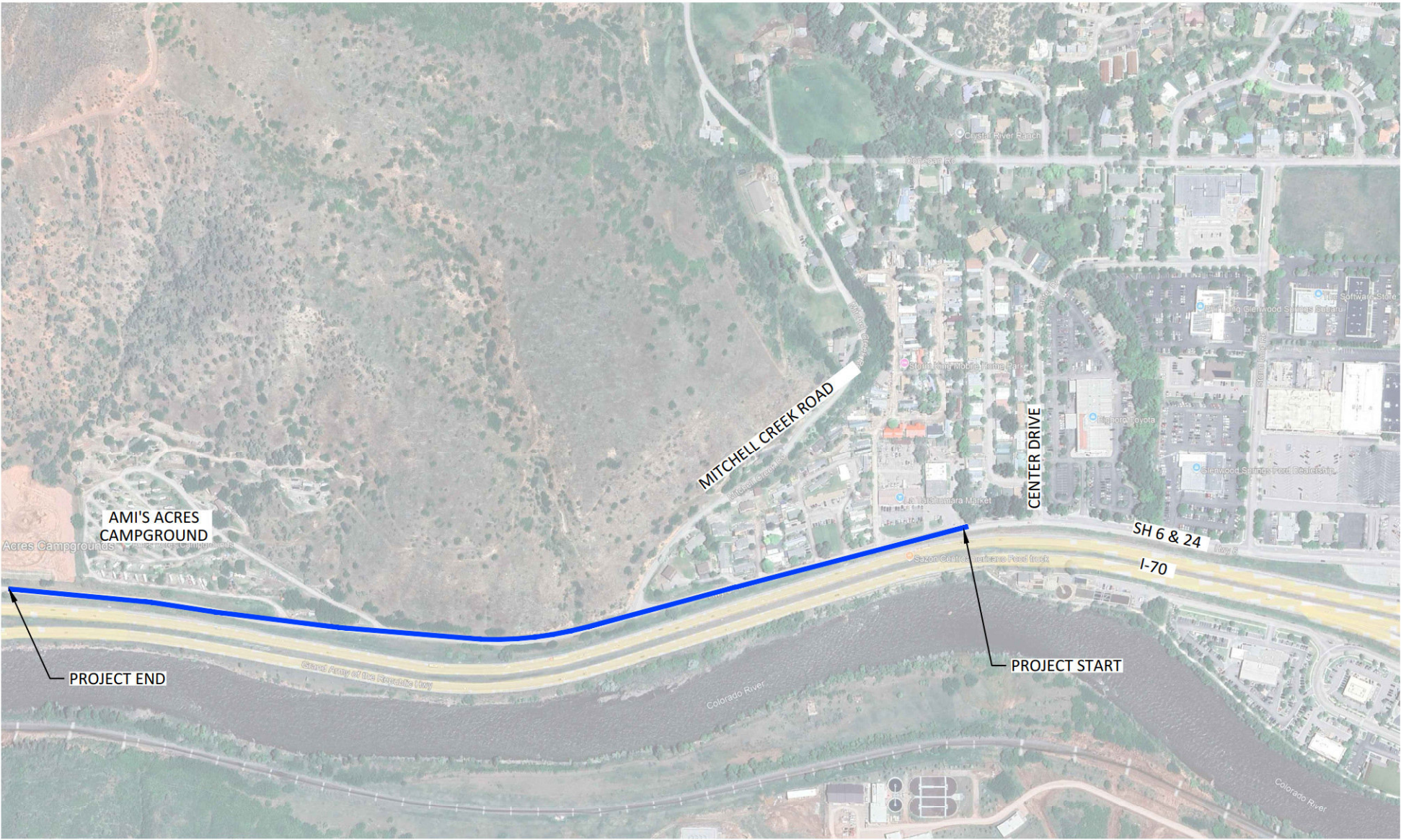
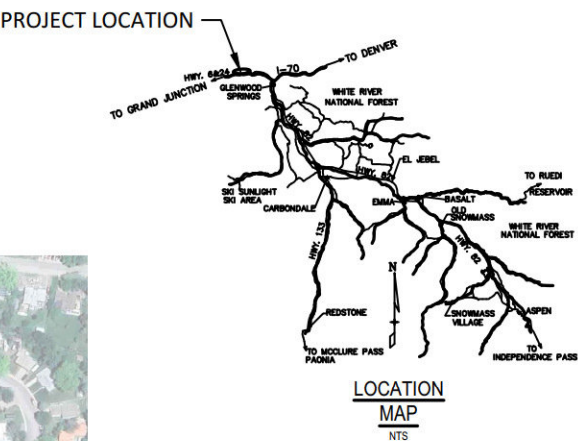
Notice to the City: City Manager
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

Notice to Owner: MMME WG LLC, c/o Mark Gould, Sr. PO Box 130
Glenwood Springs, CO 81602
mark@gouldconstruction.com

With Copy to: Chad J. Lee, Esq
901 Grand Ave., Suite 201
Glenwood Springs, CO 81601
chad@jvamlaw.com

20. Gender. Whenever the context shall require, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

CDOT UTILITY/SPECIAL USE PERMIT DRAWINGS
HIGHWAY 6&24 WATER MAIN EXTENSION



VICINITY MAP
NTS

SHEET INDEX

C-1.0 - COVER SHEET
C-1.1 - M AND S STANDARDS PLAN LIST
C-1.2- GENERAL NOTES AND REQUIREMENTS
C-1.3- TYPICAL SECTIONS AND DETAILS
C-2.0 - WATER PLAN & PROFILE STA 0+00-8+00
C-2.1 - WATER PLAN & PROFILE STA 8+00-16+50
C-2.2 - WATER PLAN & PROFILE STA 16+50-24+50
C-2.3 - WATER PLAN & PROFILE STA 24+50-32+75
C-2.4 - WATER PLAN & PROFILE STA 32+75-37+86
C-2.5- WATER PLAN & PROFILE STA 37+86-END
C-3.0- WATER DETAILS
C-3.1- WATER DETAILS
C-3.2- WATER DETAILS
C-3.3- WATER DETAILS
C-3.4- WATER DETAILS
C-3.5- WATER DETAILS



Computer File Information		Sheet Revisions		 SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704-0311 • soprisengineering.com	COVER SHEET	C1.0	
Creation Date: 1/15/2026	(R-X)	Date:	Comments			PERMIT	
Designer Initials: SOH	(R-X)					MM 113.25	
Last Modification Date: 1/15/2026	(R-X)						
Detailer Initials: SOH	(R-X)						
CAD Ver.: C3D 2024					Issued by the Project Development Branch: July 31, 2019	Project Job Number: 19137	

PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER	PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER	PLAN NUMBER	S STANDARD TITLE	PAGE NUMBER
☐ M-100-1	STANDARD SYMBOLS (3 SHEETS)	1-3	☐ M-606-1	MIDWEST GUARDRAIL SYSTEM TYPE 3 W-BEAM 31 INCHES (19 SHEETS) <i>(REVISED ON MARCH 5, 2020)</i>	79-97	☐ S-612-1	DELINEATOR INSTALLATIONS (8 SHEETS)	171-178 <i>(REVISED ON APRIL 3, 2025)</i>
☐ M-100-2	ACRONYMS AND ABBREVIATIONS (4 SHEETS)	4-7	☐ M-606-13	GUARDRAIL TYPE 7 F-SHAPE BARRIER (4 SHEETS)	98-101	☐ S-613-1	ROADWAY LIGHTING (6 SHEETS)	179-186 <i>(REVISED ON APRIL 3, 2025)</i>
☐ M-203-1	APPROACH ROADS	8	☐ M-606-14	PRECAST TYPE 7 CONCRETE BARRIER (4 SHEETS)	102-104 <i>(REVISED ON FEBRUARY 9, 2023)</i>	☐ S-613-2	ALTERNATIVE ROADWAY LIGHTING (4 SHEETS)	<i>(NEW, ISSUED ON SEPTEMBER 30, 2020)</i>
☐ M-203-2	DITCH TYPES	9	☐ M-606-15	GUARDRAIL TYPE 9 SINGLE SLOPE BARRIER (11 SHEETS) <i>(REVISED ON FEBRUARY 17, 2023)</i>	105-115	☐ S-613-3	PULL BOX DETAIL (2 SHEETS)	<i>(NEW, ISSUED ON APRIL 4, 2024)</i>
☐ M-203-11	SUPERELEVATION CROWNED AND DIVIDED HIGHWAYS (3 SHEETS)	10-12	☐ M-607-1	WIRE FENCES AND GATES (3 SHEETS)	116-118	☐ S-613-4	TRAFFIC SIGNAL ONE-LINE DIAGRAMS (6 SHEETS)	<i>(NEW, ISSUED ON JUNE 15, 2023)</i> <i>(REVISED ON</i>
☐ M-203-12	SUPERELEVATION STREETS (2 SHEETS)	13-14	☐ M-607-2	CHAIN LINK FENCE (3 SHEETS)	119-121	☐ S-614-1	GROUND SIGN PLACEMENT (2 SHEETS)	<i>MARCH 1, 2024)</i> 187-188
☐ M-206-1	EXCAVATION AND BACKFILL FOR STRUCTURES (2 SHEETS)	15-16	☐ M-607-3	BARRIER FENCE	122	☐ S-614-2	CLASS I SIGNS ...	<i>(REVISED ON MARCH 1, 2024)</i> 189
☐ M-206-2	EXCAVATION AND BACKFILL FOR BRIDGES (2 SHEETS)	17-18	☐ M-607-4	DEER FENCE, GATES, AND GAME RAMPS (7 SHEETS)	123-127 <i>(REVISED ON JULY 13, 2020)</i>	☐ S-614-3	CLASS II SIGNS ...	<i>(REVISED ON MARCH 1, 2024)</i> 190
☒ M-208-1	TEMPORARY EROSION CONTROL (11 SHEETS)	19-29	☐ M-607-10	PICKET SNOW FENCE	128	☐ S-614-4	CLASS III SIGNS (3 SHEETS) ...	<i>(REVISED ON</i> <i>MARCH 1, 2024)</i> 191-193
☐ M-210-1	MAILBOX SUPPORTS (2 SHEETS)	30-31	☐ M-607-15	ROAD CLOSURE GATE (9 SHEETS)	129-137	☐ S-614-5	BREAK-AWAY SIGN SUPPORT DETAILS FOR CLASS III SIGNS (2 SHEETS)	194-195
☐ M-214-1	NURSERY STOCK DETAILS	32	☐ M-608-1	CURB RAMPS (10 SHEETS)	138-147	☐ S-614-6	CONCRETE FOOTINGS AND SIGN ISLANDS FOR CLASS III SIGNS (2 SHEETS)	196-197
☐ M-216-1	SOIL RETENTION COVERING (2 SHEETS)	33-34	☐ M-609-1	CURBS, GUTTERS, AND SIDEWALKS (4 SHEETS)	148-151	☐ S-614-8	TUBULAR STEEL SIGN SUPPORT DETAILS (7 SHEETS)	198-204
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☐ M-412-1	CONCRETE PAVEMENT JOINTS (9 SHEETS)	35-39 <i>(REVISED ON JANUARY 31, 2022)</i>	☐ M-611-2	DEER GUARD (2 SHEETS)	154-155	☐ S-614-10	MARKER ASSEMBLY INSTALLATIONS	207
☐ M-412-2	CONCRETE PAVEMENT CRACK REPAIR (6 SHEETS)	<i>(REVISED ON SEPTEMBER 6, 2022)</i>	☐ M-614-1	RUMBLE STRIPS (3 SHEETS)	156-158	☐ S-614-11	MILEPOST SIGN DETAIL FOR HIGH SNOW AREAS	208
☐ M-510-1	STRUCTURAL PLATE PIPE H-20 LOADING	40	☐ M-614-2	SAND BARREL ARRAYS (2 SHEETS)	159-160	☐ S-614-12	STRUCTURE NUMBER INSTALLATION (2 SHEETS)	209-210
☐ M-601-1	SINGLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	41-42	☐ M-615-1	EMBANKMENT PROTECTOR TYPE 3	161	☐ S-614-14	FLASHING BEACON AND SIGN INSTALLATIONS (4 SHEETS)	211-214
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☐ M-601-3	TRIPLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	45-46	☐ M-616-1	INVERTED SIPHON	163	☐ S-614-20	TYPICAL POLE MOUNT SIGN INSTALLATIONS	<i>(REVISED ON</i> <i>MARCH 1, 2024)</i> 215
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☐ M-601-11	TYPE "S" SADDLE HEADWALLS FOR PIPE	48	☐ M-620-2	FIELD LABORATORY CLASS 2 (2 SHEETS)	165-166	☐ S-614-22	TYPICAL MULTI-SIGN INSTALLATIONS	218
☐ M-601-12	HEADWALLS AND PIPE OUTLET PAVING	49	☐ M-620-11	FIELD OFFICE CLASS 1	167	☐ S-614-23	J-POST SIGN SUPPORT (3 SHEETS)	<i>(NEW, ISSUED ON MAR. 1, 2024)</i>
☐ M-601-20	WINGWALLS FOR PIPE OR BOX CULVERTS (2 SHEETS)	50-51	☐ M-620-12	FIELD OFFICE CLASS 2	168	☐ S-614-40	TYPICAL TRAFFIC SIGNAL 30'-75' DOUBLE MAST ARMS 65'-75' SINGLE MAST ARMS (5 SHEETS) <i>(REVISED ON JULY 22, 2022)</i>	219-223
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☐ M-603-4	CORRUGATED POLYETHYLENE PIPE (AASHTO M294) AND CORRUGATED POLYPROPYLENE PIPE (AASHTO M330) (2 sheets)	58 <i>(REVISED ON MARCH 7, 2022)</i>				☐ S-614-43	TRAFFIC LOOP AND MISCELLANEOUS SIGNAL DETAILS (7 SHEETS) <i>(REVISED ON APRIL 4, 2024)</i>	245-252
☐ M-603-5	POLYVINYL CHLORIDE (PVC) PIPE (AASHTO M304)	59				☐ S-614-44	PEDESTAL POLE SIGNALS (2 SHEETS)	253-254
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☐ M-603-10	CONCRETE AND METAL END SECTIONS	61				☐ S-614-50	STATIC SIGN MONOTUBE STRUCTURES (12 SHEETS)	255-266
☐ M-603-12	TRAVERSABLE END SECTIONS AND SAFETY GRATES (3 SHEETS)	62-64				☐ S-614-60	DYNAMIC SIGN MONOTUBE STRUCTURES (14 SHEETS)	267-280
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☐ M-604-11	INLET, TYPE D	66				☐ S-630-1	TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION (26 SHEETS) <i>(REVISED ON APRIL 30, 2024)</i>	290-313
☐ M-604-12	CURB INLET TYPE R (2 SHEETS)	67-68				☐ S-630-2	BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP)	314
☐ M-604-13	CONCRETE INLET TYPE 13	69				☐ S-630-3	FLASHING BEACON (PORTABLE) DETAILS	315
☐ M-604-20	MANHOLES (3 SHEETS)	70-72				☐ S-630-4	STEEL SIGN SUPPORT (TEMPORARY) INSTALLATION DETAILS (2 SHEETS)	316-317
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						☐ S-630-7	ROLLING ROADBLOCKS FOR TRAFFIC CONTROL (3 SHEETS)	321-323

COLORADO
DEPARTMENT OF TRANSPORTATION
M&S STANDARDS PLANS LIST

July 31, 2019

Revised on April 25, 2025

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED
AND REVISED, APPLY TO THIS PROJECT WHEN USED
BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE
INDICATED BY A MARKED BOX ☒ AND WILL BE ATTACHED TO THE
PLANS. ALL OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR USE
IN CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.

Computer File Information		Sheet Revisions			M & S STANDARD PLANS LIST	C1.1	
Creation Date: 1/15/2026		Date:	Comments			PERMIT _____	
Designer Initials: SOH	☒					MM 113.25	
Last Modification Date: 1/15/2026	☒					Project Job Number: 19137	
Detailer Initials: SOH	☒						
CAD Ver.: C3D 2024		Scale: Not to Scale	Units: English		Issued by the Project Development Branch: July 31, 2019		

SITE/UTILITY NOTES:

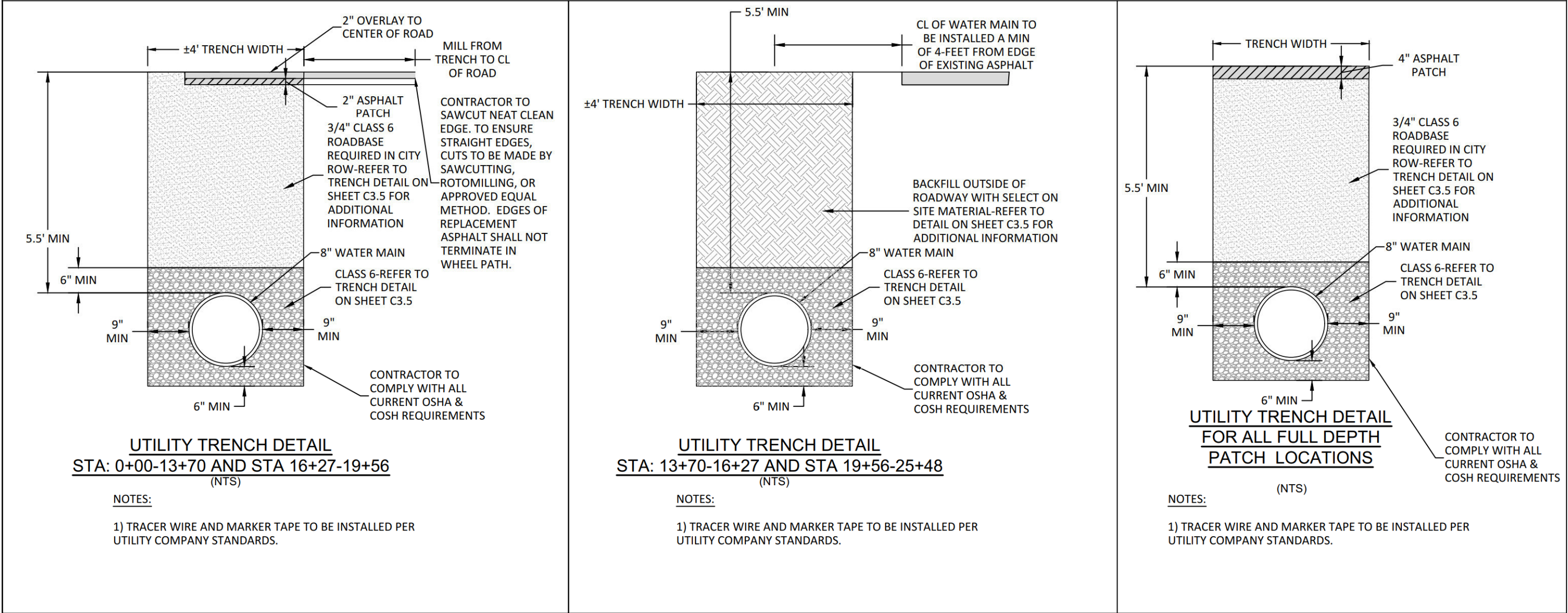
- 1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
- 2. EXISTING CONDITIONS ARE BASED ON THE EXISTING SURVEY PROVIDED BY SOPRIS ENGINEERING LLC. THESE UTILITIES, AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN LOCATES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 3. EXISTING CONTOURS ARE AT 1 FOOT INTERVALS.
- 4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN, ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE PLANS. THESE UTILITIES EITHER UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGE TO, OR INTERRUPTION OF SERVICES CAUSED BY THE CONSTRUCTION.
- 5. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GLENWOOD SPRINGS RULES AND REGULATIONS.
- 6. THE GENERAL CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL LOCAL GOVERNMENT, COUNTY, STATE, AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
- 7. WITHOUT PRIOR PERMISSION FROM CDOT, NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC RIGHT-OF-WAY AFTER "NORMAL WORKING HOURS". AT THE END OF EACH DAY'S WORK AND AT OTHER TIMES WHEN CONSTRUCTION OPERATIONS ARE SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND OTHER OBSTRUCTIONS FROM THE PUBIC RIGHT-OF-WAY.
- 8. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS FORTY-EIGHT HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY.
- 9. ALL GEOTECHNICAL RECOMMENDATIONS TO BE ADHERED TO.

UTILITY CONTACTS

WATER:	JEREMY EVERDING	GLENWOOD SPRINGS	970-319-9821
ELECTRIC:	DOUG HAZZARD	GLENWOOD SPRINGS	970-384-6353
PHONE/FIBER:	JASON SHARPE	CENTIRYLINK/LUMEN	970-384-0238
GAS:	MARK FADICK	BLACK HILLS ENERGY	970-914-8326
SEWER:	JOSH HAMEL	GLENWOOD SPRINGS	970-274-7805



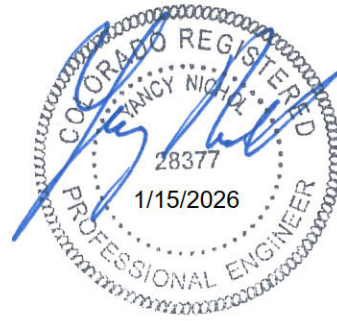
Computer File Information		Sheet Revisions		 SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704-0311 • soprisengineering.com	GENERAL NOTES AND REQUIREMENTS	C1.2	
Creation Date: 1/15/2026		Date:	Comments			PERMIT _____	
Designer Initials: SOH	(R-X)					MM 113.25	
Last Modification Date: 1/15/2026	(R-X)						
Detailer Initials: SOH	(R-X)						
CAD Ver.: C3D 2024					Issued by the Project Development Branch: July 31, 2019		Project Job Number:19137
Scale: Not to Scale							
Units: English	(R-X)						



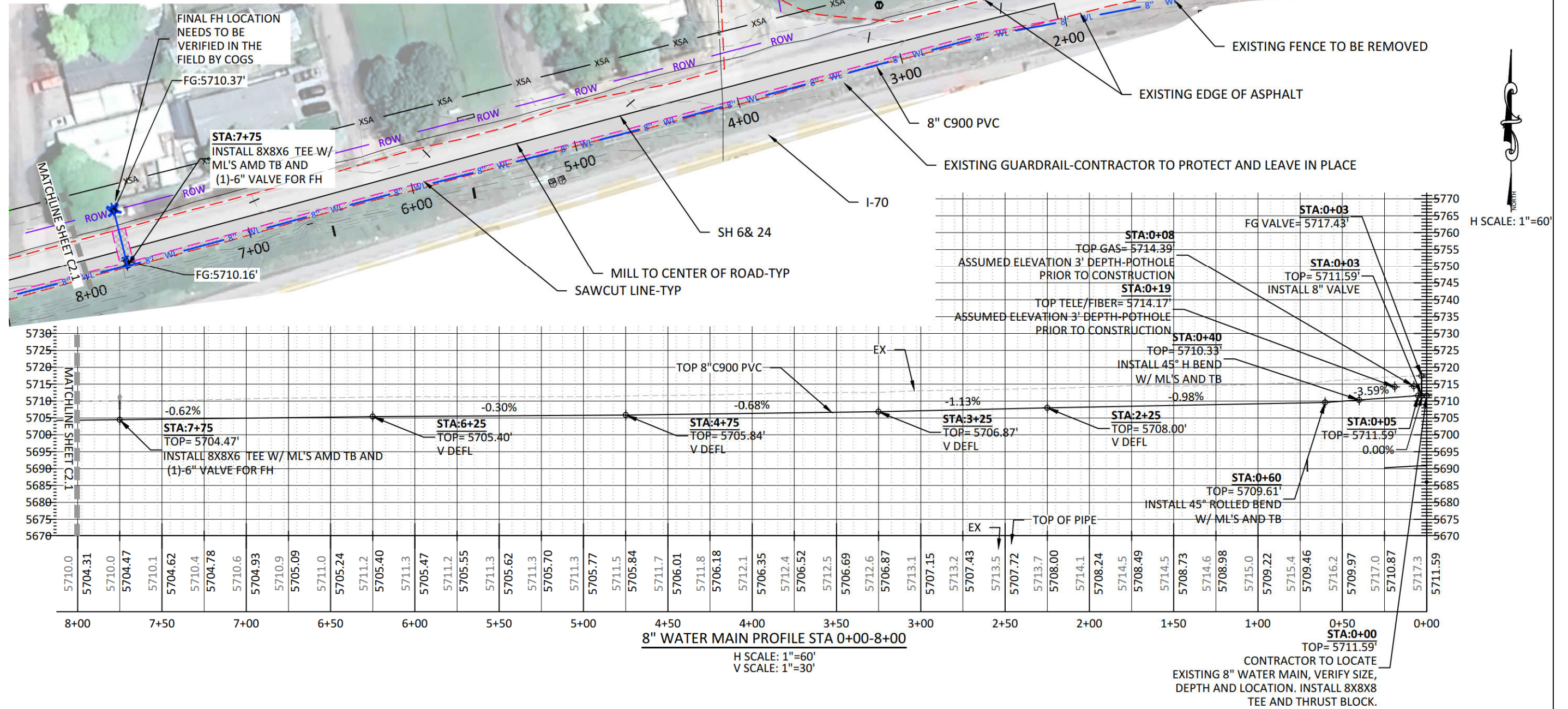
FOR WATER MAIN BEYOND STA 25+48 REFER TO COGS TRENCH
DETAIL SHOWN ON SHEET C3.5



Computer File Information		Sheet Revisions		 SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704-0311 • soprisengineering.com	TYPICAL SECTIONS AND DETAILS	C1.3	
Creation Date: 1/15/2026		Date:	Comments			PERMIT _____	
Designer Initials: SOH		(R-X)				MM 113.25	
Last Modification Date: 1/15/2026		(R-X)				Project Job Number: 19137	
Detailer Initials: SOH		(R-X)					
CAD Ver.: C3D 2024 Scale: Not to Scale Units: English		(R-X)			Issued by the Project Development Branch: July 31, 2019		



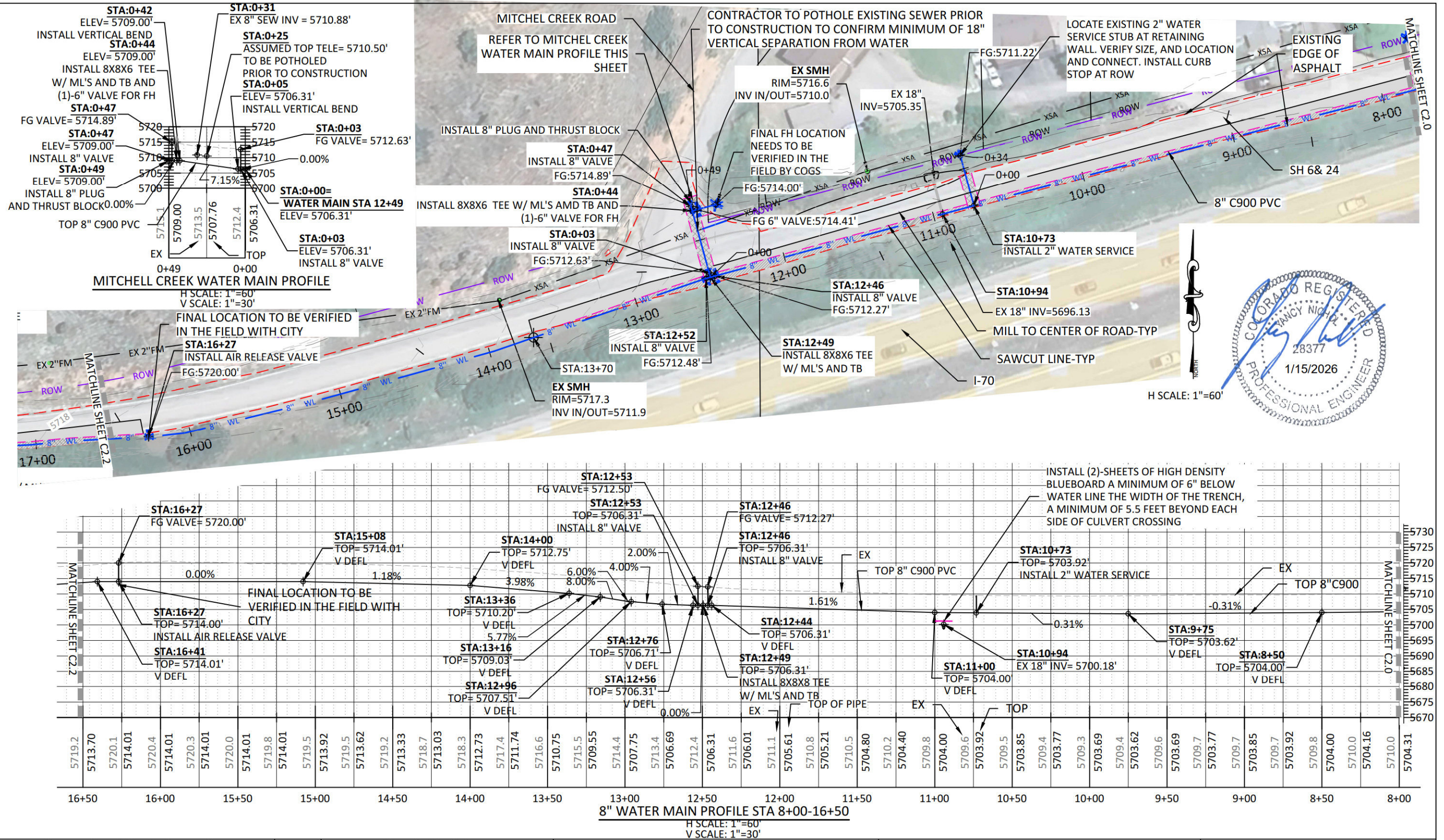
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2" MILL W/ 2" OVERLAY	
2" PATCH W/2" OVERLAY	
4" FULL DEPTH PATCH	



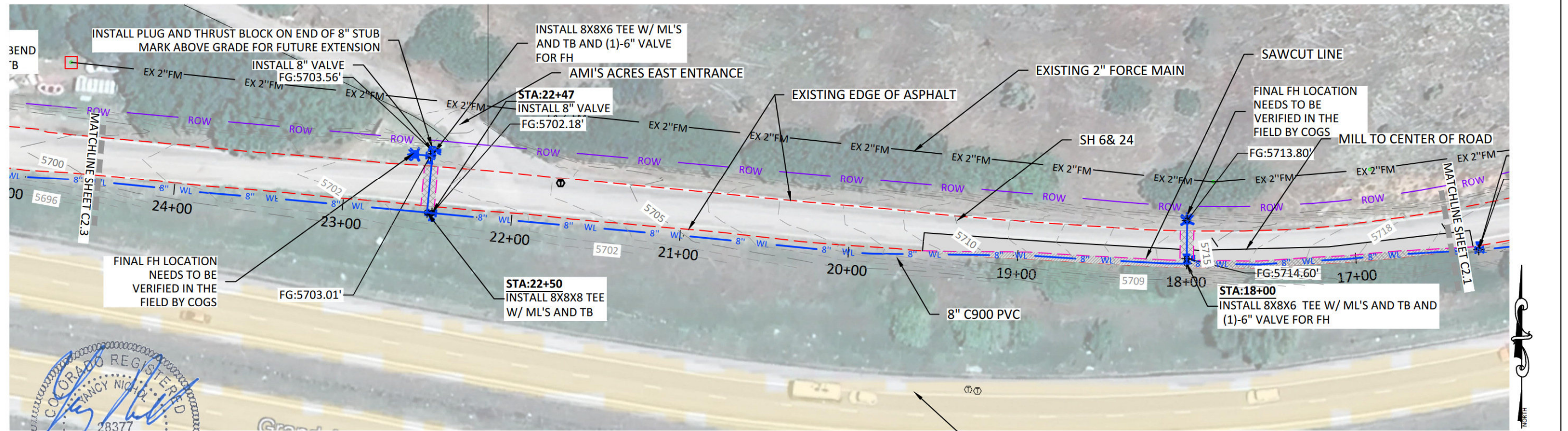
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Computer File Information		Sheet Revisions		 SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704-0311 • soprisengineering.com	WATER PLAN & PROFILE STA 0+00-8+00		C2.0	
Creation Date: 1/16/2026		Date:	Comments		Issued by the Project Development Branch: July 31, 2019		PERMIT _____	
Designer Initials: SOH	(R-X)						MM 113.25	
Last Modification Date: 1/16/2026	(R-X)						Project Job Number: 19137	
Detailer Initials: SOH	(R-X)							
CAD Ver.: C3D 2024	Scale: 1"=60'	Units: English						

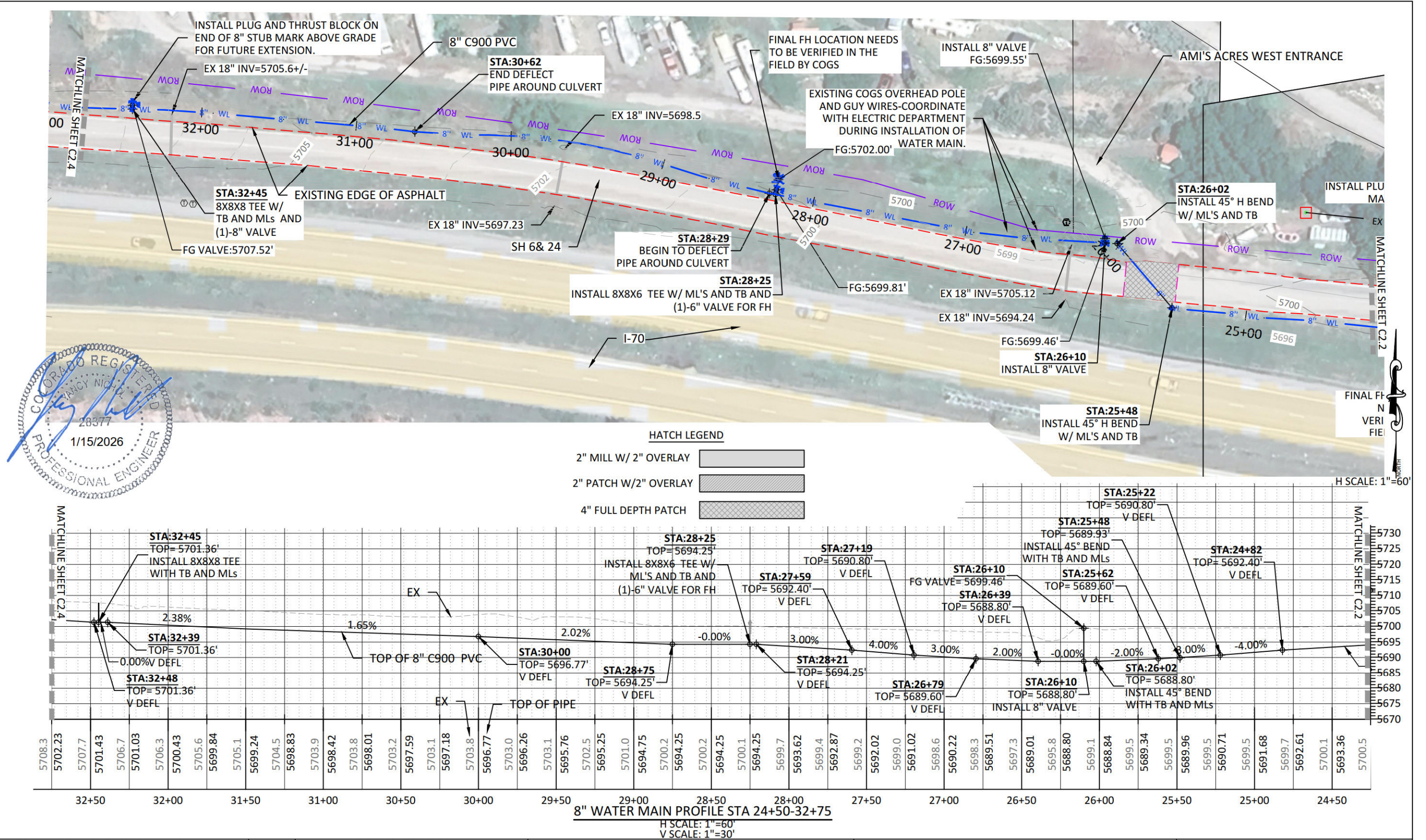
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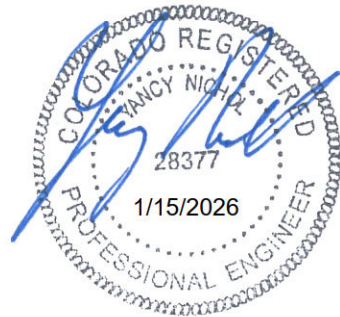
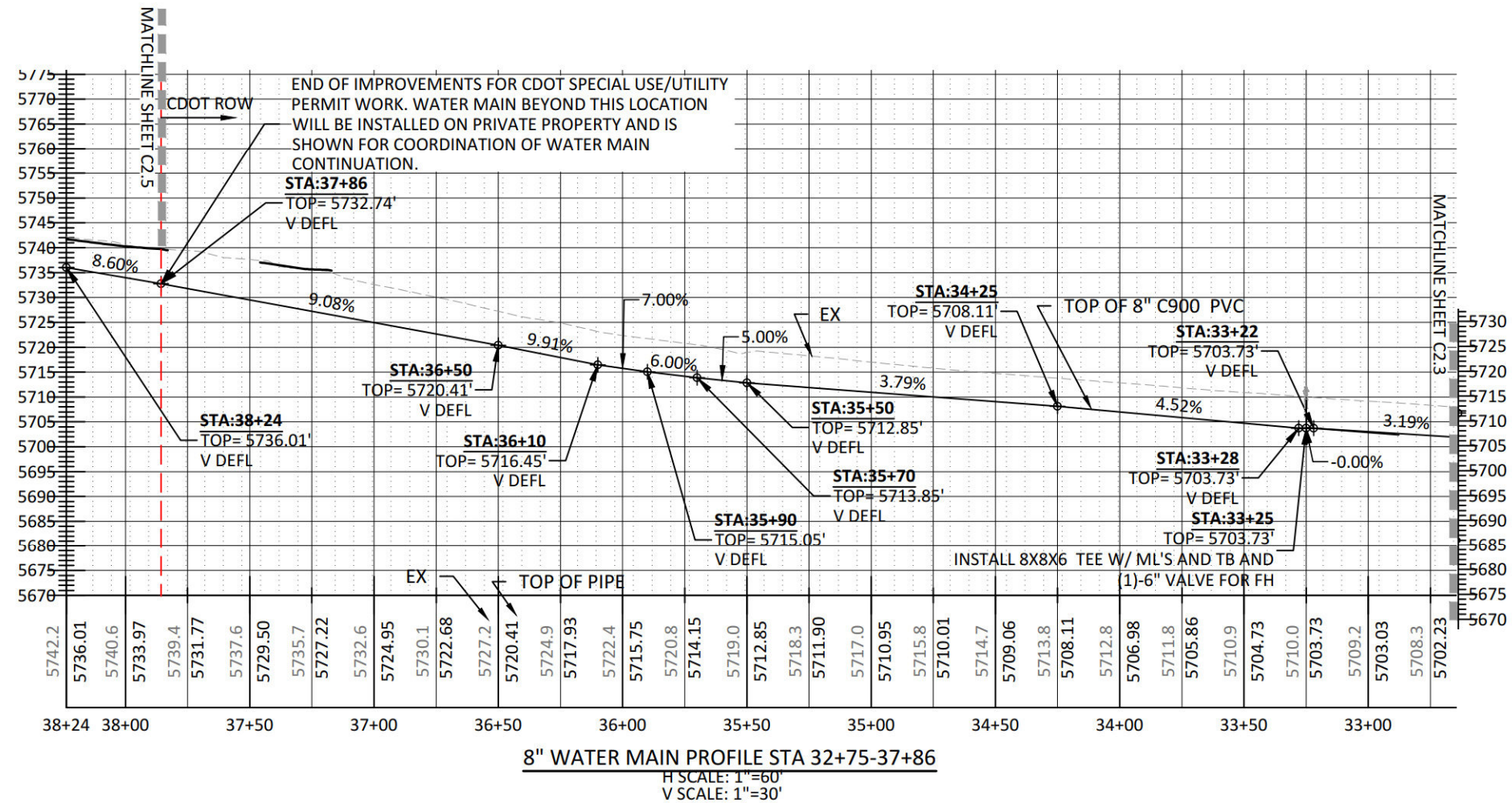
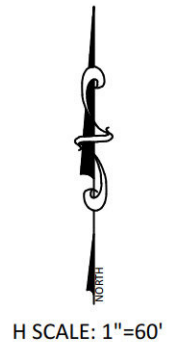
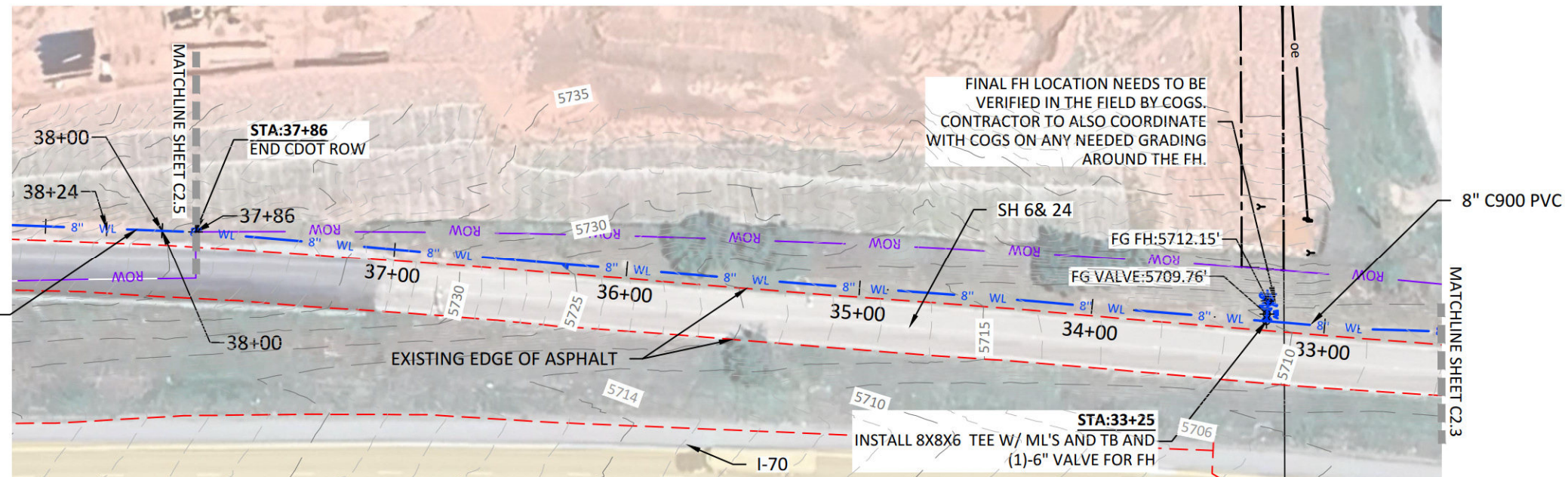
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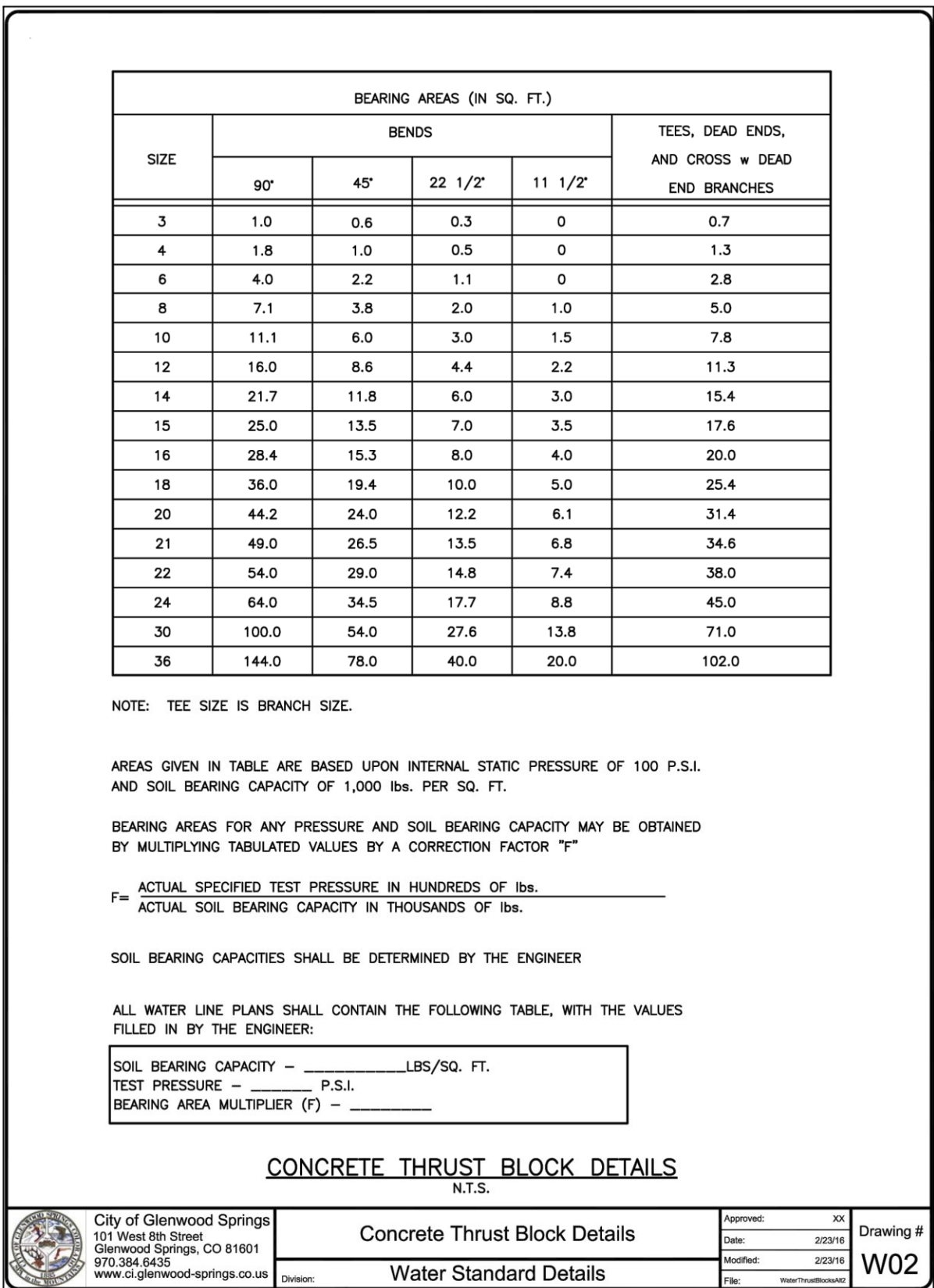
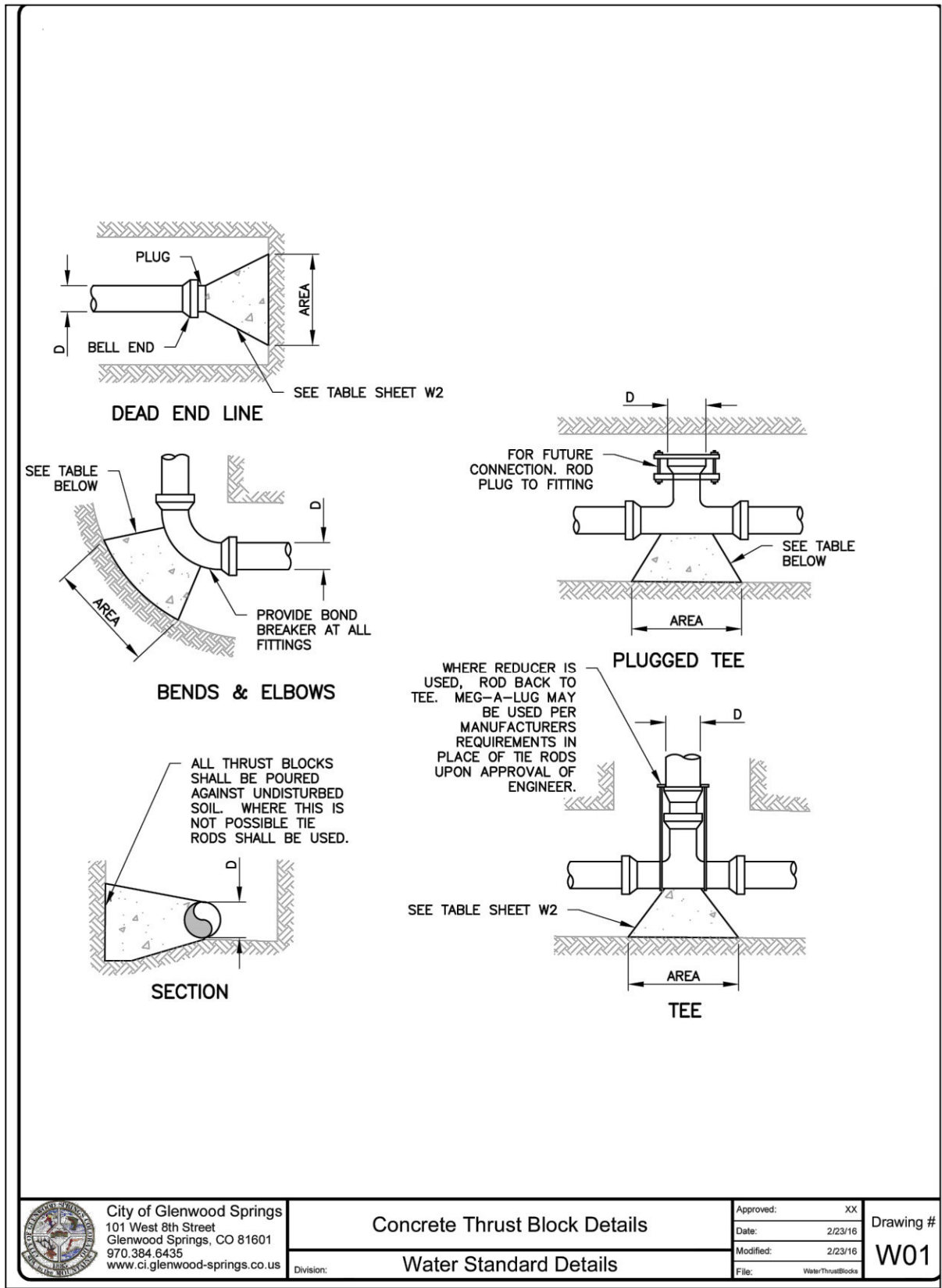
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Designer Initials: SOH					MM 113.25		
Last Modification Date: 1/15/2026					Project Job Number: 19137		
Detailer Initials: SOH							
CAD Ver.: C3D 2025	Scale: 1"=60'	Units: English			Issued by the Project Development Branch: July 31, 2019		

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WATER MAIN BEYOND STA 3+86 IS SHOWN FOR COORDINATION OF WATER MAIN EXTENSION ONLY. NOT PART OF CDOT SPECIAL USE/UTILITY PERMIT WORK.



Computer File Information		(R-X) (R-X) (R-X) (R-X)	Sheet Revisions		 SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704-0311 • soprisengineering.com	WATER PLAN & PROFILE		C2.4	
Creation Date: 1/15/2026			Date:	Comments		STA 32+75-37+86		PERMIT _____	
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Last Modification Date: 1/15/2026									
Detailer Initials: SOH								MM 113.25	
CAD Ver.: C3D 2025 Scale: 1"=60' Units: English								Project Job Number: 19137	
						Issued by the Project Development Branch: July 31, 2019			



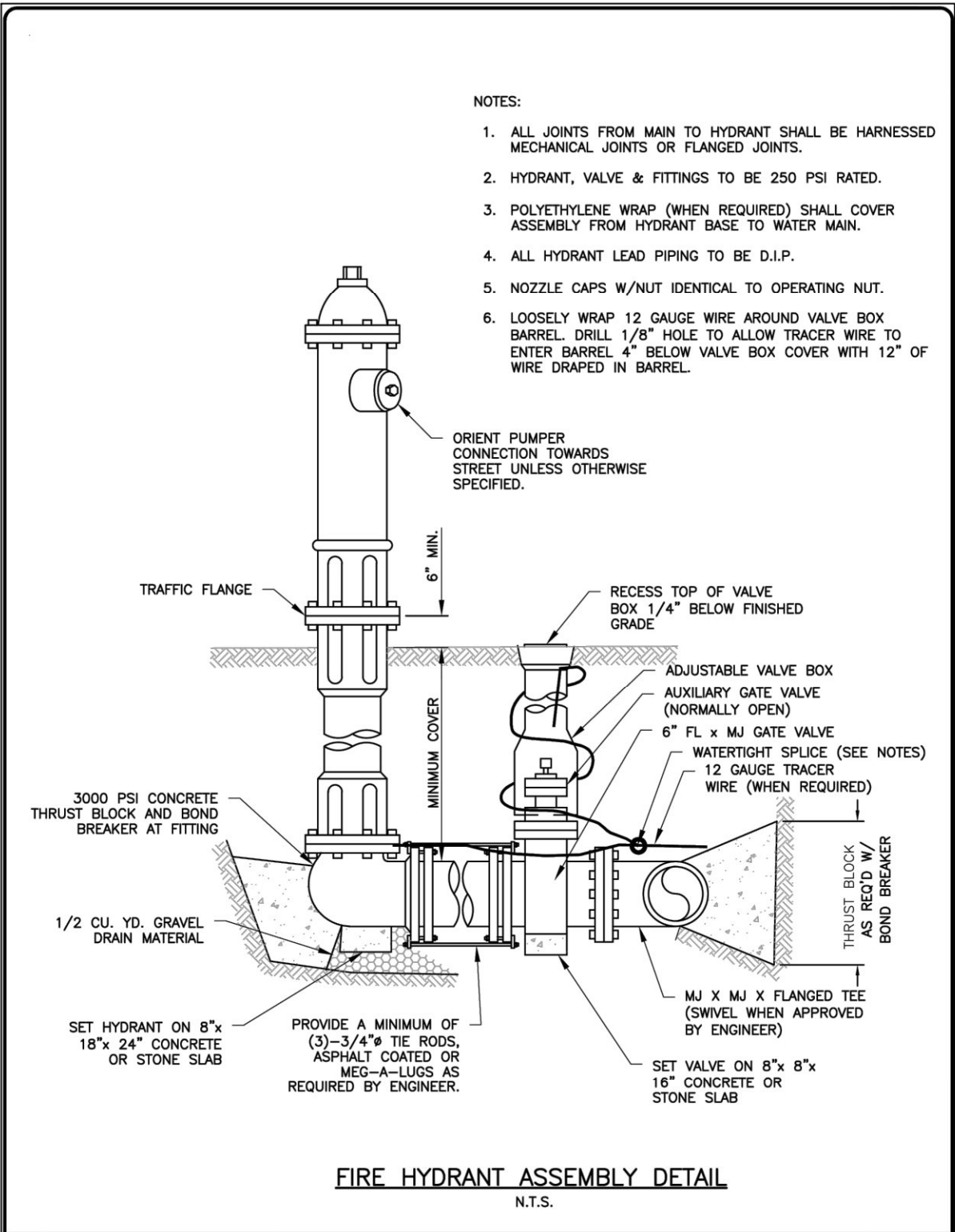
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Last Modification Date: 1/15/2026	(R-X)
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CAD Ver.: C3D 2024	(R-X)
Scale: Not to Scale	
Units: English	

Sheet Revisions	
Date:	Comments

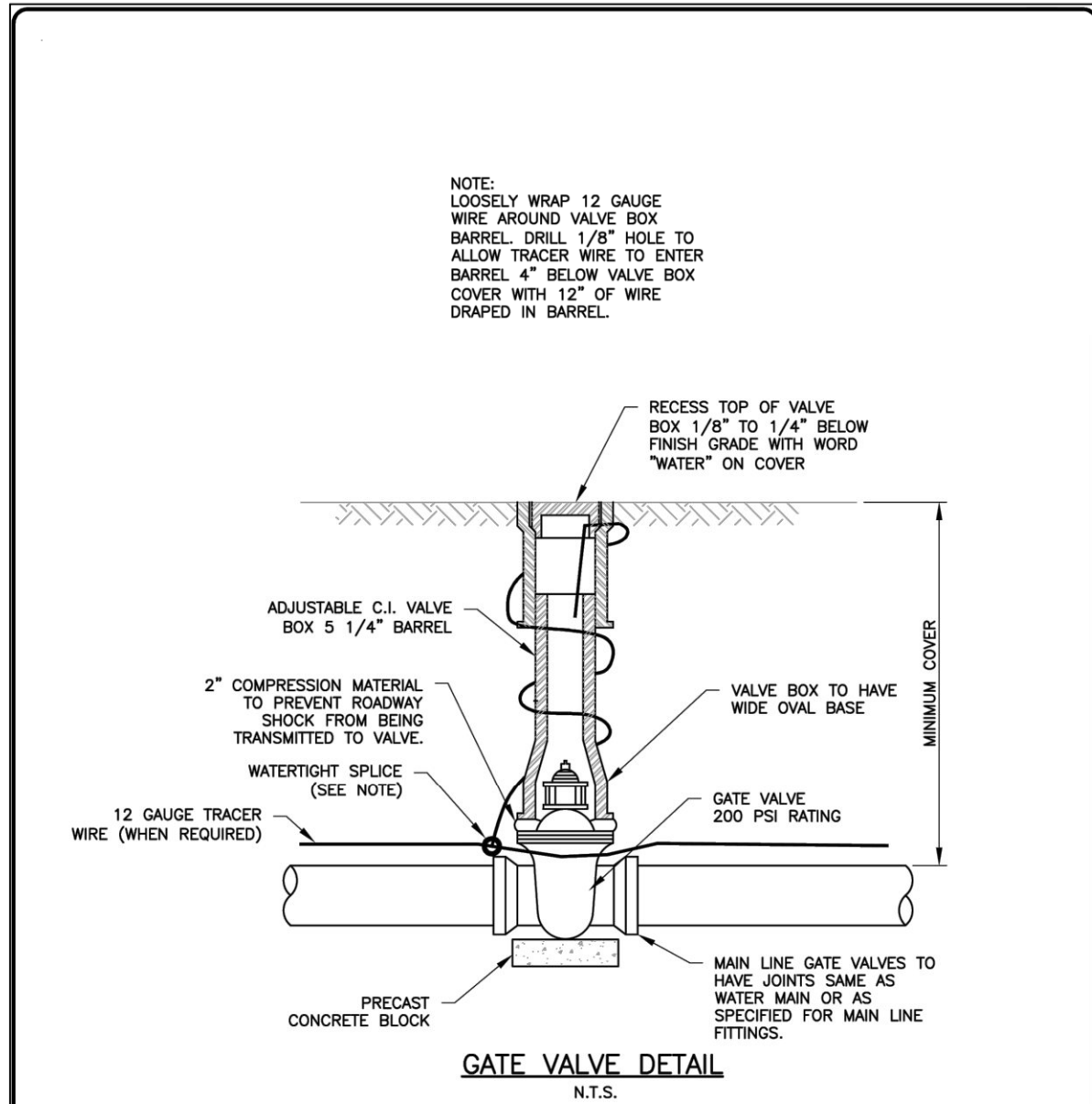


WATER DETAILS	
Issued by the Project Development Branch: July 31, 2019	

C3.0
PERMIT _____
MM 113.25
Project Job Number: 19137

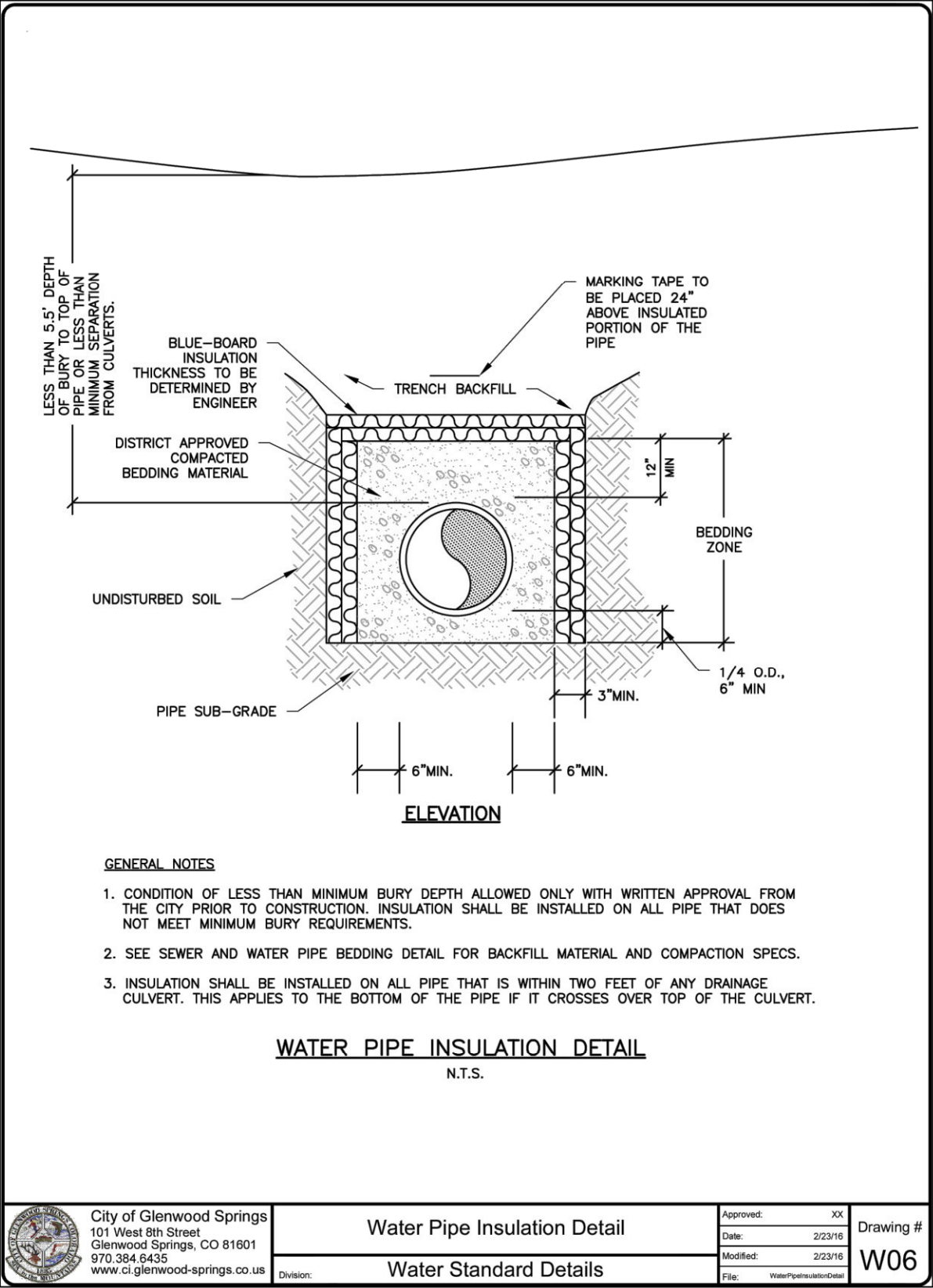
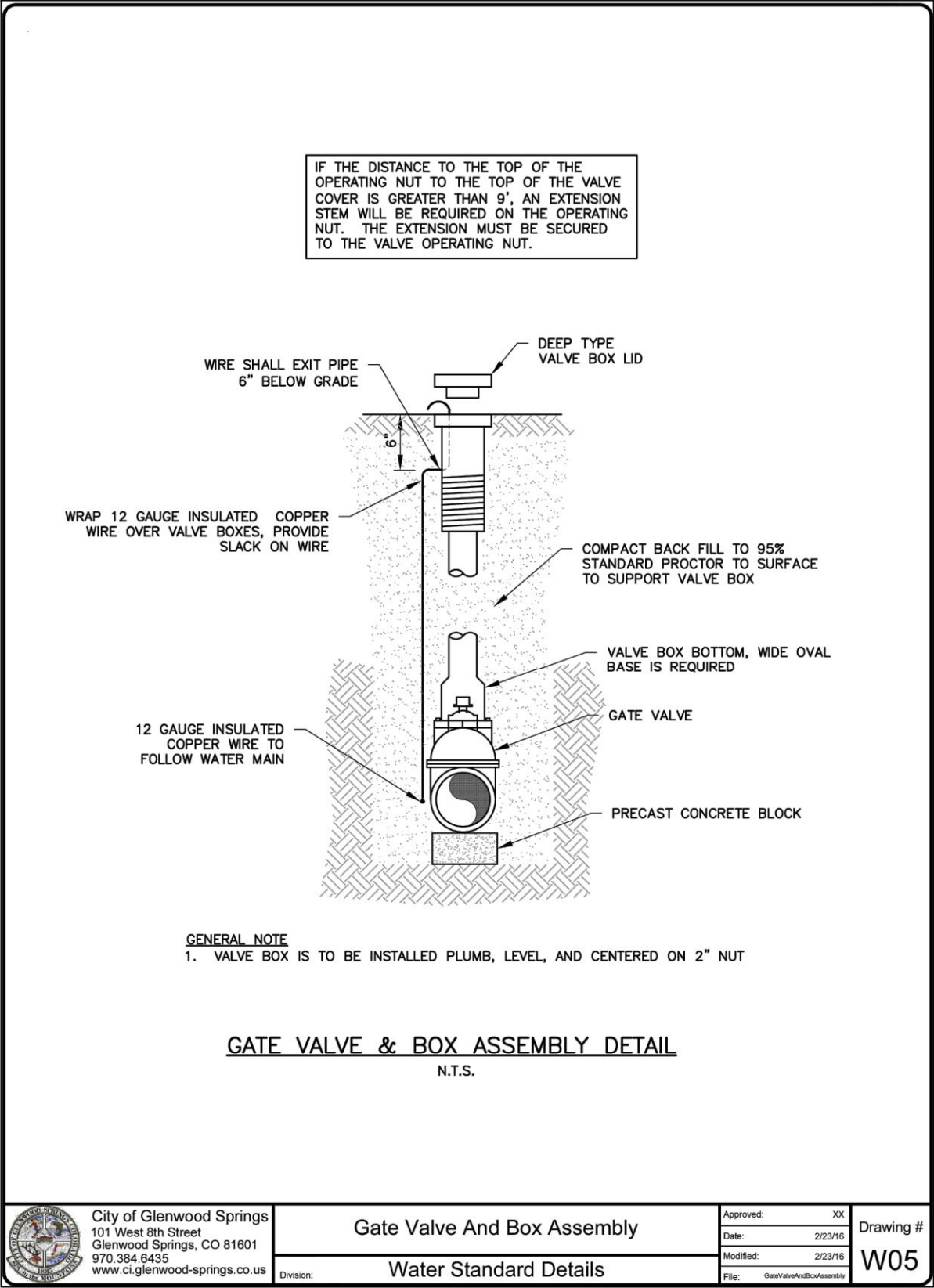


City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Fire Hydrant Assembly Detail		Approved: XX	Drawing # W03
	Water Standard Details		Date: 2/23/16	
			Modified: 2/23/16	
			File: WaterFireHydrantDetail	



City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Gate Valve Detail		Approved: XX	Drawing # W04
	Water Standard Details		Date: 2/23/16	
			Modified: 2/23/16	
			File: WaterGateValveDetail	

Computer File Information			SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704•0311 • soprisengineering.com	WATER DETAILS		C3.1	
Creation Date: 1/15/2026		PERMIT _____					
Designer Initials: SOH							
Last Modification Date: 1/15/2026		(R-X)			MM 113.25		
Detailer Initials: SOH		(R-X)			Project Job Number: 19137		
CAD Ver.: C3D 2024 Scale: Not to Scale Units: English		(R-X)					
Sheet Revisions				Issued by the Project Development Branch: July 31, 2019			
Date:	Comments						



Computer File Information			Sheet Revisions		 SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704-0311 • soprisengineering.com	C3.2	
Creation Date: 1/15/2026			Date:	Comments		PERMIT _____	
Designer Initials: SOH	(R-X)					MM 113.25	
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Detailer Initials: SOH	(R-X)						
CAD Ver.: C3D 2024	Scale: Not to Scale	Units: English	(R-X)			Issued by the Project Development Branch: July 31, 2019	

POLYETHYLENE TUBE

STEP 1

PLASTIC TAPE

POLYETHYLENE TUBE

STEP 2

PLASTIC TAPE

POLYETHYLENE TUBE

STEP 3

EXERCISE CARE TO PREVENT PENETRATION OF PE WRAP WITH GRAVEL, ROCKS, ETC. WHEN BACKFILLING TRENCH.

FIELD INSTALLATION – POLYETHYLENE WRAP

WHERE SPECIFICALLY REQUIRED FOR SOIL APPLICATIONS

STEP 1 – PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO PLACE

STEP 2 – PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE.

STEP 3 – OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

POLYWRAP DETAIL
N.T.S.

City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

Polywrap Detail

Water Standard Details

Approved: XX
Date: 2/23/16
Modified: 2/23/16
File: WaterPolywrapDetail

Drawing #
W07

NOTE:
LOOSELY WRAP 12 GAUGE WIRE AROUND VALVE BOX BARREL. DRILL 1/8" HOLE TO ALLOW TRACER WIRE TO ENTER BARREL 4" BELOW VALVE BOX COVER WITH 12" OF WIRE DRAPED IN BARREL.

LOCATE NEW CURB BOX 12" ON STREET SIDE OF PROPERTY LINE EXCEPT WHERE SIDEWALK IS ON PROPERTY LINE, THEN LOCATE CURB STOP 12" BEHIND BACK OF WALK.

FINISH GRADE ELEVATION ALL DISTURBED LANDSCAPED AREAS SHALL BE SODDED, OR REPLACED IN KIND.

8' STEEL POST PAINTED BLUE AND LOCATED AT END OF SERVICE LINE IF NOT COMPLETED TO BLDG.

PROPERTY LINE

CURB STOP ADJUSTABLE BOX ARCH PATTERN W/FOOTPIECE

8 MIL POLYETHYLENE WRAP, INSTALLED PER MANUFACTURERS RECOMMENDATIONS

12 GAUGE TRACER WIRE (WHEN REQUIRED)

PROVIDE GOOSENECK FOR EXPANSION & CONTRACTION

MINIMUM COVER 5'-6"

WATERTIGHT SPLICE (SEE NOTE)

COPPER INLET FOR CONNECTION REQUIRED ON WATER MAIN SIDE, SAME ON OUTLET, OR AS REQUIRED TO MATCH EXISTING SERVICE LINE.

SET CURB STOP ON MASONRY SUPPORT

TYPE "K" COPPER TUBING (CONTINUOUS)

BRASS OR BRONZE CORPORATION STOP

BRASS OR DUCTILE IRON DOUBLE STRAP WITH SADDLE

WATER MAIN

WATER SERVICE CONNECTION DETAIL
N.T.S.

City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

Water Service Connection Detail

Water Standard Details

Approved: XX
Date: 2/23/16
Modified: 2/23/16
File: WaterServiceDetail

Drawing #
W08

Computer File Information		 SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704•0311 • soprisengineering.com	WATER DETAILS		C3.3	
Creation Date: 1/15/2026					PERMIT _____	
Designer Initials: SOH					MM 113.25	
Last Modification Date: 1/15/2026			Issued by the Project Development Branch: July 31, 2019		Project Job Number:19137	
Detailer Initials: SOH						
CAD Ver.: C3D 2024 Scale: Not to Scale Units: English						
		Sheet Revisions				
		Date:		Comments		
(R-X)						
(R-X)						
(R-X)						
(R-X)						

CROSS

LINE VALVES AT TEES AND CROSSES

N.T.S.



Drawing #
W10

Division:

Water Standard Details

$$(R-X)$$

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Issued by the Project Development Branch: July 31, 2019

Project Job Number:19137

Diagram illustrating the bracing system for a trench box, showing the connection between the trench box and the anchor block using tie rods and strapping.

Labels and components shown in the diagram:

- PLYWOOD.
- MIN. 2-#6 REBARS ASPHALT COATED
- 45° BEND
- CLEARANCE AT HUB
- TIE RODS, WHERE APPLICABLE
- TIE DOWN RODS MIN. 2-#6
- THRUST BLOCK (SEE CHART FOR BEARING AREAS)
- STRAPS
- TIE RODS WHERE APPLICABLE, MIN. 2 REQ'D *
- ONE PIPE LENGTH (MIN.)
- ANCHOR BLOCK (THRUST UPWARD SEE TABLE FOR SIZE) EXTEND BLOCK INTO SIDES OF TRENCH.

TIE RODS			
PIPE SIZE	BEND	ROD DIA.	MIN. LENGTH OF ROD*
4"	90°	1/2"	20'
6"	90°	3/4"	20'
8"	90°	1"	20'
10"	90°	1 1/4"	20'
12"	90°	1 1/2"	20'
14"	90°	1 3/4"	20'
16"	90°	2"	20'
18"	90°	2 1/4"	20'
20"	90°	2 1/2"	20'
24"	90°	3"	20'
30"	90°	3 1/2"	20'
36"	90°	4"	20'
42"	90°	4 1/2"	20'
48"	90°	5"	20'
54"	90°	5 1/2"	20'
60"	90°	6"	20'
72"	90°	7"	20'
84"	90°	8"	20'
96"	90°	9"	20'
108"	90°	10"	20'
120"	90°	11"	20'
132"	90°	12"	20'
144"	90°	13"	20'
156"	90°	14"	20'
168"	90°	15"	20'
180"	90°	16"	20'
192"	90°	17"	20'
204"	90°	18"	20'
216"	90°	19"	20'
228"	90°	20"	20'
240"	90°	21"	20'
252"	90°	22"	20'
264"	90°	23"	20'
276"	90°	24"	20'
288"	90°	25"	20'
300"	90°	26"	20'
312"	90°	27"	20'
324"	90°	28"	20'
336"	90°	29"	20'
348"	90°	30"	20'
360"	90°	31"	20'
372"	90°	32"	20'
384"	90°	33"	20'
396"	90°	34"	20'
408"	90°	35"	20'
420"	90°	36"	20'
432"	90°	37"	20'
444"	90°	38"	20'
456"	90°	39"	20'
468"	90°	40"	20'
480"	90°	41"	20'
492"	90°	42"	20'
504"	90°	43"	20'
516"	90°	44"	20'
528"	90°	45"	20'
540"	90°	46"	20'
552"	90°	47"	20'
564"	90°	48"	20'
576"	90°	49"	20'
588"	90°	50"	20'
600"	90°	51"	20'
612"	90°	52"	20'
624"	90°	53"	20'
636"	90°	54"	20'
648"	90°	55"	20'
660"	90°	56"	20'
672"	90°	57"	20'
684"	90°	58"	20'
696"	90°	59"	20'
708"	90°	60"	20'
720"	90°	61"	20'
732"	90°	62"	20'
744"	90°	63"	20'
756"	90°	64"	20'
768"	90°	65"	20'
780"	90°	66"	20'
792"	90°	67"	20'
804"	90°	68"	20'
816"	90°	69"	20'
828"	90°	70"	20'
840"	90°	71"	20'
852"	90°	72"	20'
864"	90°	73"	20'
876"	90°	74"	20'
888"	90°	75"	20'
900"	90°	76"	20'
912"	90°	77"	20'
924"	90°	78"	20'
936"	90°	79"	20'
948"	90°	80"	20'
960"	90°	81"	20'
972"	90°	82"	20'

MIN WEIGHT OF ANCHOR BLOCK			
PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND
2"	150#	150#	150#
3"	900#	450#	150#
4"	1600#	900#	450#
6"	6050#	2400#	700#
8"	12,300#	5750#	2000#
10"	22,500#	12,100#	6200#
12"	32,100#	17,400#	8900#

WEIGHT OF CONCRETE EQUALS
150#/CU. FT.

TIE RODS			
PIPE SIZE	BEND	ROD DIA.	MIN. LENGTH OF ROD*
4"	90°	3/4"	22'
	45°	3/4"	7'
	22 1/2°	3/4"	2'
6"	90°	3/4"	35'
	45°	3/4"	10'
	22 1/2°	3/4"	3'
8"	90°	1"	48'
	45°	3/4"	14'
	22 1/2°	3/4"	4'
12"	90°	1 1/4"	78'
	45°	3/4"	22'
	22 1/2°	3/4"	6'

* ACTUAL LENGTH OF ROD TO BE SUCH THAT STRAP CAN BE PLACED BEYOND FIRST COLLAR OR HUB AT OR BEYOND THE MINIMUM LENGTH SHOWN.

VERTICAL BEND ANCHOR DETAIL

N.T.S.



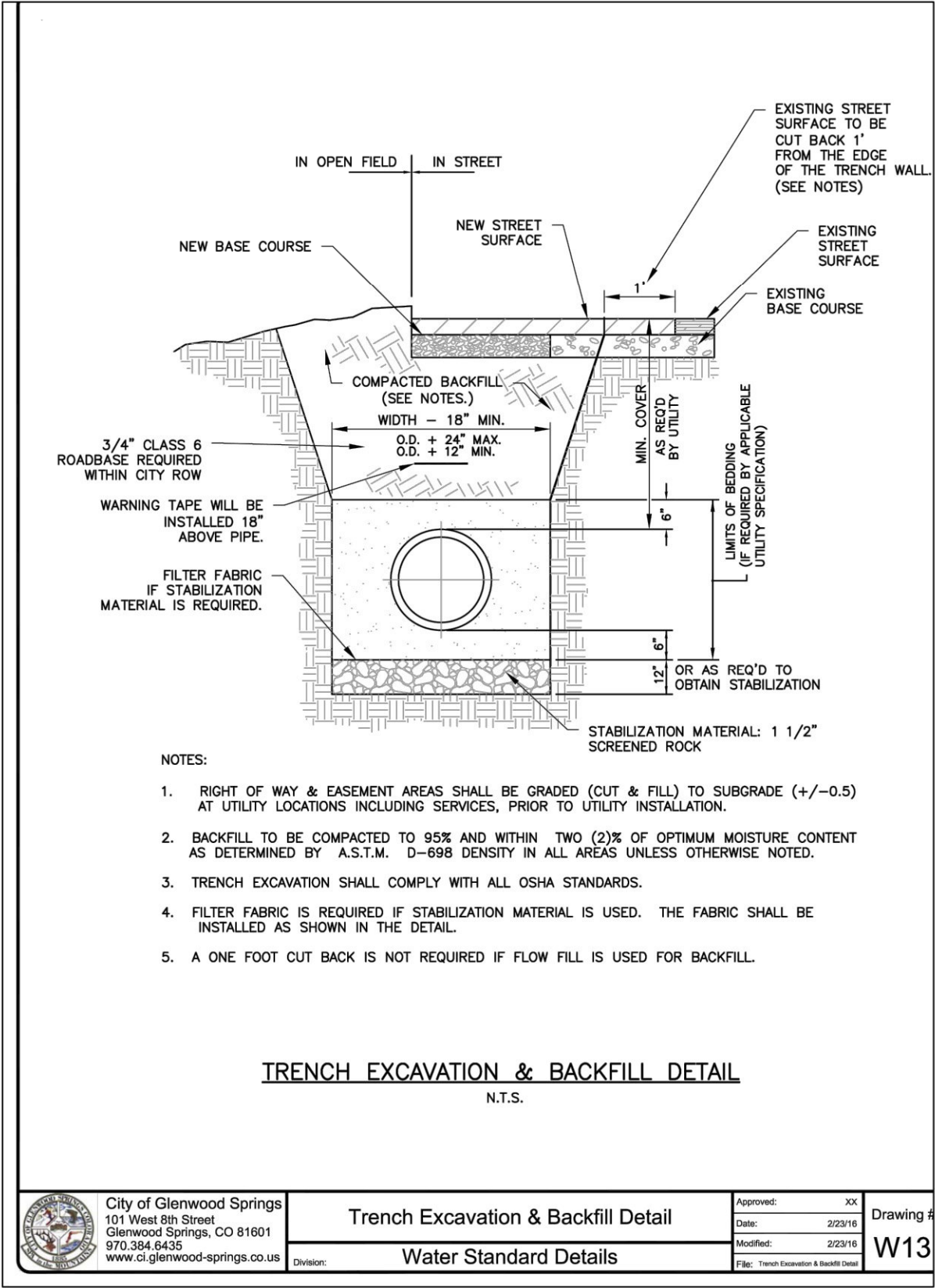
Drawing #
W11

S Division

Water Standard Details

File:

Packet Page 70



Computer File Information		Sheet Revisions		 SOPRIS ENGINEERING LLC 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623 (970) 704-0311 • soprisengineering.com	WATER DETAILS		C3.5
Creation Date: 1/15/2026	(R-X)	Date:	Comments		PERMIT _____		
Designer Initials: SOH	(R-X)				MM 113.25		
Last Modification Date: 1/15/2026	(R-X)				Issued by the Project Development Branch: July 31, 2019		Project Job Number:19137
Detailer Initials: SOH	(R-X)						
CAD Ver.: C3D 2024	(R-X)						
Scale: Not to Scale							
Units: English							



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item:	Award Request for Quotation 2025-42Q; Underground Primary Cable
Action Requested:	City Council approval to Award Request for Quotation 2025-42Q; Underground Primary Cable to Wesco in the amount of \$214,684.80.
Department:	Public Works
Presented By:	Matthew Langhorst
Strategic Goals:	Preserve and Improve Infrastructure
Background Info:	The Electric Department has planned and budgeted for multiple system upgrades within the 2026 year. That project list includes: Hwy 6/Donagan Road overhead to underground conversion, upgrading the 4/0 cable in the Glenwood Meadows area to accommodate RFTA projects and other upcoming loads, and Center Drive 4/0 cable upgrades. The 2026 budget currently has \$500,000 built in for these projects in total, thus leaving \$285,000 within the budget for lighting, conduit, concrete and switch gear purchases, which is enough to procure those items within the approved 2026 budget. The city received 9 bids, ranging from \$214k to \$689k. The delivery date from Wesco is acceptable for the work planned.
Issues:	None at this time.
Fiscal Impact:	This cable purchase was included in the 2026 budget.
Legal Review:	None at this time.
Staff Recommendation:	Staff is Recommending City Council approve the Award Request for Quotation 2025-42Q; Underground Primary Cable to Wesco in the amount of \$214,684.80.

Glenwood Springs Electric System

Material Bid Worksheet

			TECHLINE INC CODY PETERSON		IRBY TONY LIGHT		WESCO BILL GLOVER		WESCO BILL GLOVER		BORDER STATES BRETT DURAN		MORGAN INGLAND AYYAZ KHAN	
Qty.	Description of Material	I.B.M.#	@ Price	Price	@ Price	Price	@ Price	Price	@ Price	Price	@ Price	Price	@ Price	Price
24,000	4/0 UNDERGROUND PRIMARY CABLE		9.93	238,339.32	13.300	319,195.35	8.95	214,684.80	9.28	222,551.25	8.96	215,122.56	28.71	689,040.00
FT			26 WEEKS		16 - 18 WEEKS		7/10/2026		16 WEEKS		24 WEEKS		10 - 14 DAYS	
			TOTAL	\$238,339.32	TOTAL	\$319,195.35	TOTAL	\$214,684.80	TOTAL	\$222,551.25	TOTAL	\$215,122.56	TOTAL	\$689,040.00
							PRYSMIAN		LSCBL		EXCEPTIONS LISTED			

			QED JASON BALTAZAR		WESTERN UNITED MINDY NICKELL		BELL ELECTRIC ANTHONY BAEK		NEXGEN METALS, INC HOJUN SUNG	
Qty.	Description of Material	I.B.M.#	@ Price	Price	@ Price	Price	@ Price	Price	@ Price	Price
24,000	4/0 UNDERGROUND PRIMARY CABLE		9.71	232,909.20	8.93	309,017.28	10.45	250,800.00	11.91	293,164.65
FT			LEAD TIME NOT LISTED		16 - 18 WEEKS		LEAD TIME NOT LISTED		LEAD TIME NOT LISTED	
			TOTAL	\$232,909.20	TOTAL	\$309,017.28	TOTAL	\$250,800.00	TOTAL	\$293,164.65
					50% TARIFF ADDED		EXCEPTIONS LISTED		24,615 FT LISTED	

1/28/2026



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item:	Resolution 2026-03; Department of Local Affairs (DOLA) Administrative Grant Application for Coach Miller Drive
Action Requested:	Council Approval of Resolution 2026-03; Department of Local Affairs (DOLA) Administrative Grant Application for Coach Miller Drive
Department:	City Administration
Presented By:	Ryan Gordon
Strategic Goals:	Preserve and Improve Infrastructure Ensure Public Safety
Background Info:	The City is trying to stretch funds as much as possible and grants are one method to accomplish this goal. The City has received DOLA grants in the past and DOLA is a great organization to work with. The management of the grants is relatively straightforward compared to other grants, so staff would like to apply for a \$200,000 DOLA grant this spring cycle.
Issues:	None at this time.
Fiscal Impact:	Staff is seeking \$200,000 from DOLA to help with the storm water budget on Coach Miller Drive.
Legal Review:	Legal will review the grant agreements.
Staff Recommendation:	Staff recommends council approves Resolution 2026-03; Department of Local Affairs (DOLA) Administrative Grant Application for Coach Miller Drive.

RESOLUTION 2026-03

RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A GRANT FROM THE DEPARTMENT OF LOCAL AFFAIRS (DOLA) ENERGY AND MINERAL IMPACT ASSISTANCE FUND (EIAF) AND THE COMPLETION OF THE GLENWOOD SPRINGS COACH MILLER DRIVE STORMWATER INFRASTRUCTURE PROJECT.

WHEREAS, the City of Glenwood Springs is a political subdivision of the State of Colorado, and therefore an eligible applicant for a grant awarded by the Energy and Mineral Impact Assistance Fund (“EIAF”); and

WHEREAS, the City of Glenwood Springs has submitted a Grant Application for the Glenwood Springs Coach Miller Drive Stormwater Infrastructure Project requesting a total award of \$200,000; and

WHEREAS, the City of Glenwood Springs supports the completion of the project if a grant is awarded by the EIAF.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

Section 1. The above recitals are hereby incorporated as findings by the City Council of the City of Glenwood Springs.

Section 2. The City Council of the City of Glenwood Springs strongly supports the Grant Application submitted by the City of Glenwood Springs and has appropriated matching funds for a grant with the EIAF.

Section 3. The City Council of the City of Glenwood Springs authorizes the expenditure of funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with the EIAF.

Section 4. The project sites are owned by the City of Glenwood Springs and will be owned by the City of Glenwood Springs for the next 25 years. The City Council of the City of Glenwood Springs will continue to maintain the Glenwood Springs Coach Miller Drive Stormwater Infrastructure Project in a high-quality condition and will appropriate funds for maintenance annually.

Section 5. If a grant is awarded, the City Council of the City of Glenwood Springs hereby authorizes the Mayor or Mayor Pro Tem to sign a Grant Agreement with the EIAF.

INTRODUCED, READ, AND PASSED THIS FEBRUARY 5, 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

Marco Dehm, Mayor

ATTEST:

Ryan Muse, City Clerk



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item:	Ordinance 2026-02; Wood-Fired Pizza Ovens. Second Reading
Action Requested:	Approve Ordinance 2026-02: amending Section 100.030.010 of the <i>Glenwood Springs Municipal Code</i> regarding wood-fired pizza ovens on second reading.
Department:	Economic and Community Development
Presented By:	Trent Hyatt
Strategic Goals:	Provide Efficient and Responsive City Government Generate Sustainable Economic Development Protect and Preserve our Quality of Life
Background Info:	The Economic and Community Development department proposes various revisions to the <i>Glenwood Springs Municipal Code</i> (Municipal Code) related to wood-fired pizza ovens. Related issues and concerns are addressed below.
Issues:	Section 100.030.010 of the Municipal Code currently defines a solid fuel-burning device as "<i>any open hearth or freestanding fireplace, stove, firebox or device intended and/or used for the purpose of burning wood, coal, pulp, paper or other nonliquid or nongaseous fuel.</i>" Currently, staff interprets this definition to encompass wood-fired pizza ovens since these devices are not otherwise addressed. Municipal Code regulations related to wood stoves and coal furnaces (Article 100.030) were originally adopted in 1987 and 1995 to regulate issues associated with emissions and improve air quality within the City limits. Said regulations prohibit the installation of new solid fuel-burning devices and restrict the use and replacement of existing devices. Prior to such efforts, the City experienced as many as 55 pollution (or Action) days, especially during winter months, due to temperature inversions that trapped harmful particulate matter, polycyclic aromatic hydrocarbons, carbon monoxide, and nitrogen oxides in our tight valley. These pollution action days are known to be related to human health impacts, including but not limited to asthma, emphysema, bronchitis, and cancer. Staff has received inquiries from local businesses and residents regarding the use of wood-fired pizza ovens for commercial and residential cooking. These ovens are primarily used for food preparation and are not intended as a primary or supplemental heating source. Their limited and intermittent use distinguishes them from traditional wood stoves or fireplaces, which were the primary focus of the original regulation. The potential human health impacts outlined above have all but been eliminated thanks to the regulations previously enacted by the City and other Roaring Fork Valley communities. Allowing wood-fired pizza ovens under as an exception would support local businesses, particularly restaurants seeking to offer authentic wood-fired pizza, encourage culinary diversity and economic development without significantly impacting air quality, and maintain the intent of the original regulations by restricting the use of these devices for heating. The proposal adds language to the Municipal Code to clarify that wood-fired pizza ovens are not considered "Solid Fuel Burning Devices", provided they are used exclusively for cooking and meet applicable health and safety standards. The proposed changes to the Municipal Code are outlined in Exhibit A of the attached draft ordinance. Mitigation techniques for air quality concerns related to wood-fired pizza ovens in urban areas can include smoke (wet) scrubbers which use high-pressure water nozzles to intercept exhaust, catalytic combustors that burn off smoke and gases at lower temperatures before they exit the stove, or electrostatic precipitators that capture fine particles from the exhaust stream. Due to the limited density of wood-fired pizza ovens anticipated, staff does not feel like these techniques are necessary at this time. Instead, operators can incorporate common practices used to mitigate potential air

quality impacts such as utilizing only kiln-dried or fully seasoned hardwood, smokeless start-up via natural gas or restaurant grade charcoal, pre-heating fuel, hybrid ovens (natural gas and wood), optimized exhaust draw/pre-warming the flue, and/or precision oven design having lower ceilings, heavy insulation, and smaller openings.

Fiscal Impact: The proposal to allow wood-fired pizza ovens could potentially increase revenues to the general fund by allowing for restaurant-type use currently prohibited by the Municipal Code. However, staff is unsure of the actual fiscal impact that may result.

Legal Review: The City Attorney has reviewed the draft ordinance outlining the related revisions to the Municipal Code.

Staff Recommendation: Staff recommends approval of Ordinance 2026-02 as outlined in the Issues section above on second reading.

ORDINANCE NO. 02

Series of 2026

**AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS,
COLORADO, AMENDING SECTION 100.030.010 OF THE GLENWOOD
SPRINGS MUNICIPAL CODE REGARDING WOODFIRED PIZZA
OVENS.**

WHEREAS, the City of Glenwood Springs (“Glenwood Springs” or the “City”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, Section 100.030.010 of the Glenwood Springs Municipal Code provides definitions for terms used in Article 100.300 for Wood Stoves and Coal Furnaces; and

WHEREAS, City Staff has recommended updating Section 100.030.010 as set forth on **Exhibit A** attached hereto; and

WHEREAS, the City Council finds and declares that it is necessary for the preservation of health and safety of the City and its residents to amend Section 100.030.010.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 100.030.010 of the Glenwood Springs Municipal Code is amended as set forth in **Exhibit A** attached hereto.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY
THIS ____ DAY OF JANUARY 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

Marco Dehm, Mayor

ATTEST:

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY TO BE EFFECTIVE IMMEDIATELY THIS ____ DAY OF
_____ 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

Marco Dehm, Mayor

ATTEST:

Ryan Muse, City Clerk

EXHIBIT A

Section 100.030.010 – Definitions is hereby amended as follows with double underlined text added.

TITLE 100 - PUBLIC HEALTH

* * * *

ARTICLE 100.030 - WOOD STOVES AND COAL FURNACES

100.030.010 - Definitions.

As used in this article, unless the context otherwise requires:

* * * *

Solid fuel-burning device means any open hearth or freestanding fireplace, stove, firebox or device intended and/or used for the purpose of burning wood (excluding a wood-fired pizza oven), coal, pulp, paper or other nonliquid or nongaseous fuel.

Wood-fired pizza oven means a bell-shaped oven that is fueled solely or partially by wood, is utilized for the baking of traditional-style pizzas and is located within a permanent structure.



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item: Planning and Zoning Commission Appointments

Action Requested:

Department: Economic and Community Development

Presented By: Trent Hyatt

Strategic Goals: Provide Efficient and Responsive City Government
Preserve and Improve Infrastructure

Background Info: **Composition of the Planning and Zoning Commission**
Seven (7) citizens who are residents of the city.

Applicants

- **Reappointment applicants.**
 - Connie Geiman, a city resident. Connie has served one partial term on the Commission and has applied for reappointment.
 - Carolyn Cipperly's second term ends in February.
 - Patrick Corcoran, a city resident, has served as an alternate on the Commission since February 2025. He has been recommended by the staff liaison, Economic and Community Development Director Trent Hyatt, and Mayor Dehm for this seat. Patrick attends the commission meetings regularly.
- **New applicant.**
 - Kyle Jones, a city resident, was interviewed for the alternate seat during the work session.

Municipal Code

According to the Municipal Code, appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Council may appoint up to three alternate members of a board or commission.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA

[Print](#)**Planning and Zoning Commission Application - Submission #3594****Date Submitted: 1/6/2026****Planning and Zoning Commission Application**

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Hannah Klausman; Director, Economic and Community Development
hannah.klausman@cogs.us
970-384-6407



Thank you for your interest in serving your community. Please answer all questions on this application.

Please note that appointments can be for a regular seat or an alternate seat.

Membership Qualifications*

Yes

Are you a resident of Glenwood Springs within city limits? You must be a resident within city limits to qualify.

Please select today's date*

1/6/2026

Personal Information**First Name***

Connie

Last Name*

Geiman

Occupation*

Registered Nurse, Nurse Educator

Home Address***City***

Glenwood Springs

State*

CO

Zip Code*

81601

Mobile Phone Number***Email Address*****Home Phone Number****Work Phone Number****Mailing Address (If different than home address)****City****State****Zip Code**

Personal and Professional Interests**Why are you interested in serving on the Planning and Zoning Commission?***

I am interested in serving on the P&Z Commission because I want to actively contribute to the future development of Glenwood Springs. I want to have a direct voice in shaping land use decisions and ensure thoughtful growth while preserving the character of Glenwood Springs. Finally, it is important for me to make informed decisions so that I can represent my fellow citizens in a responsible way.

What do you view as the role of a Planning and Zoning Commission member?*

As a member of the P&Z Commission, I see myself representing my community by reviewing and making recommendations to the City Council regarding land use development proposals, zoning, subdivision plans, and other major development projects. Also, I will serve on a commission that reviews appeal and variances. It is very important that decisions also align with the Comprehensive Plan and the Housing Plan, while considering factors that maintain the character and authenticity of Glenwood Springs.

What experience have you had in the land use approval process?*

I have limited experience with land use approval process, but I am a fast learner and want to learn. I've now about a year of experience serving on the commission.
in the local paper.

Do you have any particular areas of interest or a particular perspective relating to land use development in Glenwood Springs?*

A primary area of interest is balancing the preservation of the character of Glenwood with the need for responsible growth. I particularly want ensure new development incorporates sustainable practices, keeps traffic and parking in mind, and prioritizes pedestrian-friendly design. One challenge of P&Z is navigating the delicate balance between providing affordable housing for our workforce and keeping the small town feel of Glenwood.

Are you aware of and understand the quasi-judicial function of the Planning and Zoning Commission?*

P&Z Commission acts in a "quasi-judicial" capacity when it reviews and makes decisions on applications by applying existing codes and laws to specific properties. From what I understand, when P&Z hears a land use application for a specific property, it applies the standards of an existing codes to the facts presented at the hearing. It is important that the commission remains impartial and apply codes fairly and consistently when making decisions.

Can you describe an experience making a decision that made people unhappy?*

As a nursing faculty, I had to give a lot of difficult feedback and sadly had to fail multiple nursing students in a 10 year period. Failing student because they did not pass a test is less difficult because an exam is an objective form of assessing someone's knowledge; they understand the concepts or they don't. On the other hand, there were a few times I had to fail a student out of a clinical course, which is much more subjective. One such student was obviously not putting together the clinical picture and not critically thinking. I had to meet with her multiple times and create a success plan. Despite the success plan, she continued to not be safe at the bedside, and I made the decision that she could not move forward. When you fail a course in a nursing school, you cannot continue (e.g you fail out of nursing school). This was a very difficult decision and it made her very unhappy.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes.

The Planning and Zoning Commission members generally attend one to two meetings a month and can have extensive packet materials to review in preparation for meetings. Do you have any existing time commitments that will hamper your ability to serve?*

No. I work a part time job (24 hours per week) but hours are flexible.

What experience do you have working with people on a board, commission, or committee?*

I have a lot of experience working with people on committees. Currently I am on the hospital wide Education Committee, Facilitator Committee, and Inpatient Leadership Team. When I worked at CMC I was the Chair of the Evaluation and Effectiveness Committee and served on the Curriculum Committee and the Student Faculty Committee. I also was on the Faculty Senate at CMC which is a college-wide committee. This fall, I'm leading a team in writing a self study for our Nurse Resident Program. This was last done in 2021 where I was on the team, but not leading.

Have you previously served on the Planning and Zoning Commission?*

Yes

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

I think I bring a different point of view to the P&Z commission since I am from a health care background and not from a land use background. I also think I have been a good member of the P&Z commission by asking difficult questions but also being respectful of other views. I feel like I've grown a lot in the 1 year term that I have served and feel like my community would benefit from me being reappointed.

Have you served two full successive terms on the Planning and Zoning Commission?

No

Powers and Duties of the Planning and Zoning Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code); f. Powers and Duties of the Planning and Zoning Commission

The powers and duties of the Planning and Zoning Commission shall be:

1. To develop and recommend a master plan subject to the approval of the City Council and its environ in accordance with the provisions of this Code and the laws of the State.
2. To recommend to the City Council boundaries of zone districts and regulations to be enforced therein, in accordance with the provisions of this Code and the laws of the State.
3. To review proposals relating to subdivision, development and use of land and make decisions or recommendations on such proposals, in accordance with the procedures and provisions set forth in this Code.
4. To hear and decide appeals wherein there is a question of interpretation of the zone district map, the master plan or related documents and similar questions as they may arise in the administration of this Code.
5. The Planning and Zoning Commission shall have the duty and power to act on appeals with regard to matters arising from enforcement of provisions of Title 070 of this Code, including:
 - Review of administrative decisions. To hear and decide appeals where it is alleged there is error in any action, including any order, interpretation, requirement, decision or determination made by an administrative official of the city in the enforcement of Title 070 of this Code.
 - Variances. To hear and decide requests for variances from the zoning provisions and sign regulation provisions where there are unique, unnecessary and unreasonable hardships in the way of carrying out the strict letter of said provisions; and to hear and decide requests for variances to allow deviations from restrictions upon the construction and placement of buildings and other structures on site. Examples of such variances include, but are not limited to, modifications of minimum area requirements, building coverage and setback restrictions. Variances from permitted and special review uses in zone district text shall not be considered.
6. To perform such other functions as required by the provisions of Title 070.
7. To service as the Building Board of Appeals.

(as defined in Title 020 of the Glenwood Springs Municipal Code); c. Powers and Duties of Building Board of Appeals.

The powers and duties of the Building Board of Appeals shall be:

1. To hear appeals in accordance with the International Building Code, International Residential Code, International Fire Code, and the other adopted codes from the International Code Council, as adopted or amended by Title 060 of this Code. Such power shall not include matters of interpretation arising under the Code.

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

1. February:

Planning and Zoning Commission;
Finance Advisory Board;
Tourism Management Board;
Building Board of Appeals.

2. March:

Transportation Commission;
Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;
River Commission.

3. April:

Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Workforce Housing Fund Advisory Board;
Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

Print**Planning and Zoning Commission Application - Submission #3361****Date Submitted: 8/14/2025****Planning and Zoning Commission Application**

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Hannah Klausman; Director, Economic and Community Development
hannah.klausman@cogs.us
970-384-6407



Thank you for your interest in serving your community. Please answer all questions on this application.

Please note that appointments can be for a regular seat or an alternate seat.

Membership Qualifications*

Yes

Are you a resident of Glenwood Springs within city limits? You must be a resident within city limits to qualify.

Please select today's date*

8/14/2025

Personal Information**First Name***

Kyle

Last Name*

Jones

Occupation*

Musician, Educator

Home Address***City***

Glenwood Springs

State*

CO

Zip Code*

81601

Mobile Phone Number***Email Address*****Home Phone Number****Work Phone Number****Mailing Address (If different than home address)****City**

Glenwood Springs

State

CO

Zip Code

81601

Personal and Professional Interests**Why are you interested in serving on the Planning and Zoning Commission?***

Interested in the direction of Glenwood Springs and all of its potential. Want to guide growth and not react to growth. Interested in learning more about local government

What do you view as the role of a Planning and Zoning Commission member?*

Helping to guide the city council in balancing the needs of the community both of long time locals, new transplants, and tourists to make the city the best it can be.

What experience have you had in the land use approval process?*

None.

Do you have any particular areas of interest or a particular perspective relating to land use development in Glenwood Springs?*

Interested in park space and performance space.

Are you aware of and understand the quasi-judicial function of the Planning and Zoning Commission?*

Yes

Can you describe an experience making a decision that made people unhappy?*

Although I've never been in a particular position of power, I am comfortable with decisions that make people unhappy. As a teacher in a classroom I would disappoint students in some of my decisions but am able to articulate clearly and logically my decision making process to bring them along. I believe that my involvement in political organizations has also lended to my ability to clearly articulate my thoughts and educate others on issues.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes

The Planning and Zoning Commission members generally attend one to two meetings a month and can have extensive packet materials to review in preparation for meetings. Do you have any existing time commitments that will hamper your ability to serve?*

No

What experience do you have working with people on a board, commission, or committee?*

I have served on the city's arts and culture board for multiple years and currently serve. I have also served on the board of multiple non profits including as president of the board for a local arts education non profit.

Have you previously served on the Planning and Zoning Commission?*

No

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?**Have you served two full successive terms on the Planning and Zoning Commission?**

-- Select One --

Powers and Duties of the Planning and Zoning Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code); f. Powers and Duties of the Planning and Zoning Commission

The powers and duties of the Planning and Zoning Commission shall be:

1. To develop and recommend a master plan subject to the approval of the City Council and its environ in accordance with the provisions of this Code and the laws of the State.
2. To recommend to the City Council boundaries of zone districts and regulations to be enforced therein, in accordance with the provisions of this Code and the laws of the State.
3. To review proposals relating to subdivision, development and use of land and make decisions or recommendations on such proposals, in accordance with the procedures and provisions set forth in this Code.
4. To hear and decide appeals wherein there is a question of interpretation of the zone district map, the master plan or related documents and similar questions as they may arise in the administration of this Code.
5. The Planning and Zoning Commission shall have the duty and power to act on appeals with regard to matters arising from enforcement of provisions of Title 070 of this Code, including:
 - Review of administrative decisions. To hear and decide appeals where it is alleged there is error in any action, including any order, interpretation, requirement, decision or determination made by an administrative official of the city in the enforcement of Title 070 of this Code.
 - Variances. To hear and decide requests for variances from the zoning provisions and sign regulation provisions where there are unique, unnecessary and unreasonable hardships in the way of carrying out the strict letter of said provisions; and to hear and decide requests for variances to allow deviations from restrictions upon the construction and placement of buildings and other structures on site. Examples of such variances include, but are not limited to, modifications of minimum area requirements, building coverage and setback restrictions. Variances from permitted and special review uses in zone district text shall not be considered.
6. To perform such other functions as required by the provisions of Title 070.
7. To service as the Building Board of Appeals.

(as defined in Title 020 of the Glenwood Springs Municipal Code); c. Powers and Duties of Building Board of Appeals.

The powers and duties of the Building Board of Appeals shall be:

1. To hear appeals in accordance with the International Building Code, International Residential Code, International Fire Code, and the other adopted codes from the International Code Council, as adopted or amended by Title 060 of this Code. Such power shall not include matters of interpretation arising under the Code.
-

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

1. February:

Planning and Zoning Commission;
Finance Advisory Board;
Tourism Management Board;
Building Board of Appeals.

2. March:

Transportation Commission;
Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;
River Commission.

3. April:

Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Workforce Housing Fund Advisory Board;
Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

Planning and Zoning Commission Application - Submission #2830

Date Submitted: 10/29/2024

Planning and Zoning Commission Application

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Hannah Klausman; Director, Economic and Community Development
hannah.klausman@cogs.us
970-384-6407



Thank you for your interest in serving your community. Please answer all questions on this application.

Please note that appointments can be for a regular seat or an alternate seat.

Membership Qualifications*

Yes

Are you a resident of Glenwood Springs within city limits? You must be a resident within city limits to qualify.

Please select today's date*

10/29/2024

Personal Information

First Name*

Patrick

Last Name*

Corcoran

Occupation*

Real Estate Appraiser

Home Address*

	State*	Zip Code*

Mobile Phone Number*

Email Address*

Home Phone Number

Work Phone Number

Mailing Address (If different than home address)

City

State

Zip Code

Personal and Professional Interests

Why are you interested in serving on the Planning and Zoning Commission?*

I have 24 years of professional real estate experience and the free time to help the City with the current issued it is facing.

What do you view as the role of a Planning and Zoning Commission member?*

An active participant with years of real life experience in the real estate markets.

What experience have you had in the land use approval process?*

None

Do you have any particular areas of interest or a particular perspective relating to land use development in Glenwood Springs?*

No

Are you aware of and understand the quasi judicial function of the Planning and Zoning Commission?*

Not as much as I should or would like to.

Can you describe an experience making a decision that made people unhappy?*

A a father of four kids and a fee appraiser for 24 years. Yes, I have had to make decisions that upset people many times.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

yes

The Planning and Zoning Commission members generally attend one to two meetings a month and can have extensive packet materials to review in preparation for meetings. Do you have any existing time commitments that will hamper your ability to serve?*

yes

What experience do you have working with people on a board, commission, or committee?*

I have been a volunteer sunlight ski patroller for 24 years and on the volunteer board of directors for 15 years

Have you previously served on the Planning and Zoning Commission?*

No

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

Have you served two full successive terms on the Planning and Zoning Commission?

-- Select One --

Powers and Duties of the Planning and Zoning Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code); f. Powers and Duties of the Planning and Zoning Commission

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4. To hear and decide appeals wherein there is a question of interpretation of the zone district map, the master plan or related documents and similar questions as they may arise in the administration of this Code.
5. The Planning and Zoning Commission shall have the duty and power to act on appeals with regard to matters arising from enforcement of provisions of Title 070 of this Code, including:
 - Review of administrative decisions. To hear and decide appeals where it is alleged there is error in any action, including any order, interpretation, requirement, decision or determination made by an administrative official of the city in the enforcement of Title 070 of this Code.
 - Variances. To hear and decide requests for variances from the zoning provisions and sign regulation provisions where there are unique, unnecessary and unreasonable hardships in the way of carrying out the strict letter of said provisions; and to hear and decide requests for variances to allow deviations from restrictions upon the construction and placement of buildings and other structures on site. Examples of such variances include, but are not limited to, modifications of minimum area requirements, building coverage and setback restrictions. Variances from permitted and special review uses in zone district text shall not be considered.
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7. To service as the Building Board of Appeals.

(as defined in Title 020 of the Glenwood Springs Municipal Code); c. Powers and Duties of Building Board of Appeals.

The powers and duties of the Building Board of Appeals shall be:

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-

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

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Planning and Zoning Commission;
Finance Advisory Board;
Tourism Management Board;
Building Board of Appeals.

2. March:

Transportation Commission;
Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;
River Commission.

3. April:

Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Workforce Housing Fund Advisory Board;
Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

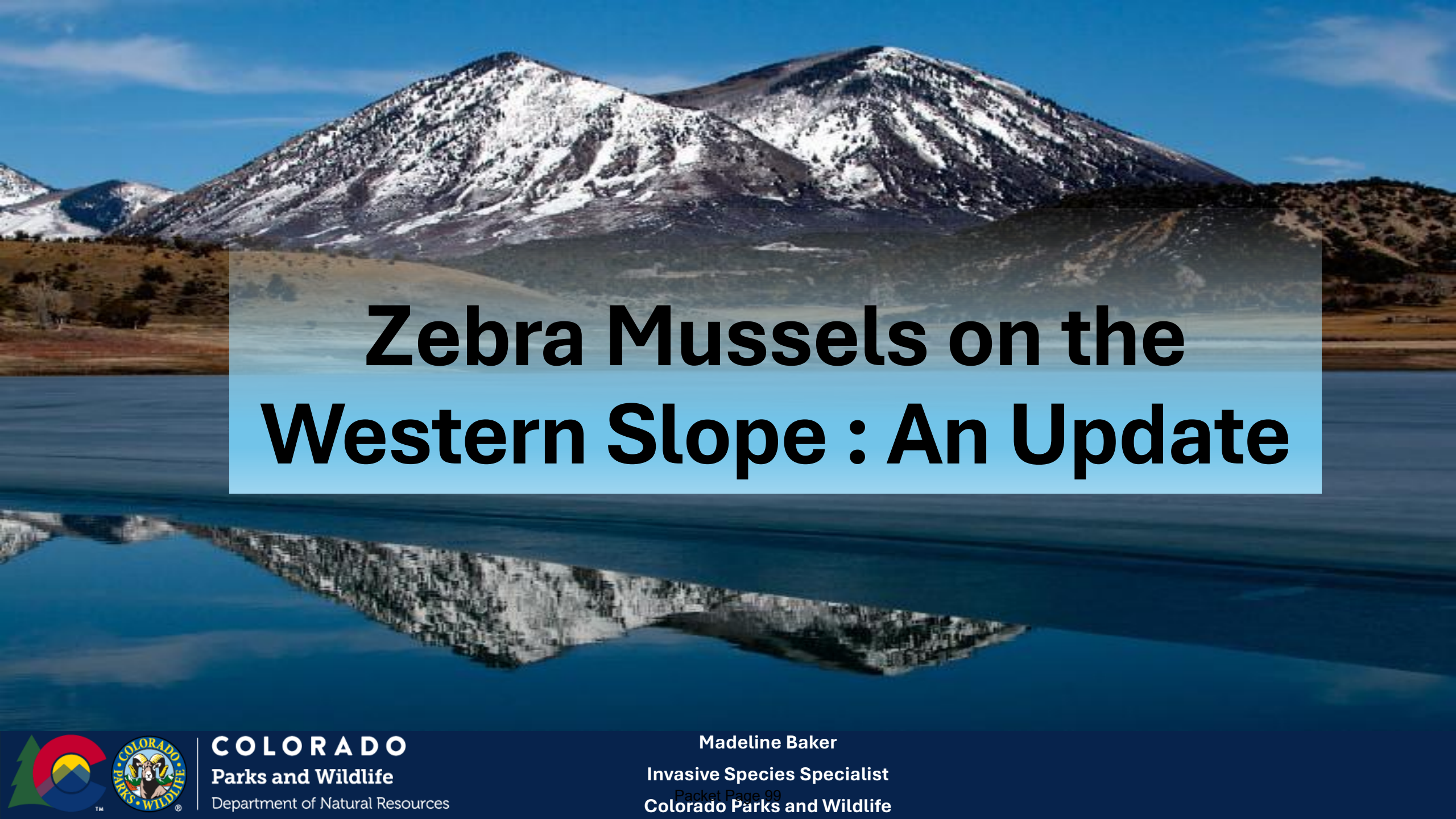
(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item:	Aquatic Nuisance Species
Action Requested:	Madeline Baker, an Invasive Species Specialist from the Colorado Department of Wildlife, will join Council to present on Aquatic Nuisance Species in the Colorado and Roaring Fork rivers. She will discuss the potential impacts non-native species may have along with the costs to water systems in the area.
Department:	Public Works
Presented By:	Steve Boyd
Strategic Goals:	Provide Efficient and Responsive City Government Protect and Preserve our Quality of Life Preserve and Improve Infrastructure
Background Info:	The Aquatic Nuisance Species topic was discussed at the January River Commission meeting after an adult mussel was found in the Colorado River above the Shoshone dam. Due to the concerns that an ANS can bring, they feel it is important for Council to hear this presentation.
Issues:	NA
Fiscal Impact:	NA
Legal Review:	NA
Staff Recommendation:	NA



Zebra Mussels on the Western Slope : An Update



COLORADO
Parks and Wildlife
Department of Natural Resources

Madeline Baker
Invasive Species Specialist
Colorado Parks and Wildlife

Packet Page 99

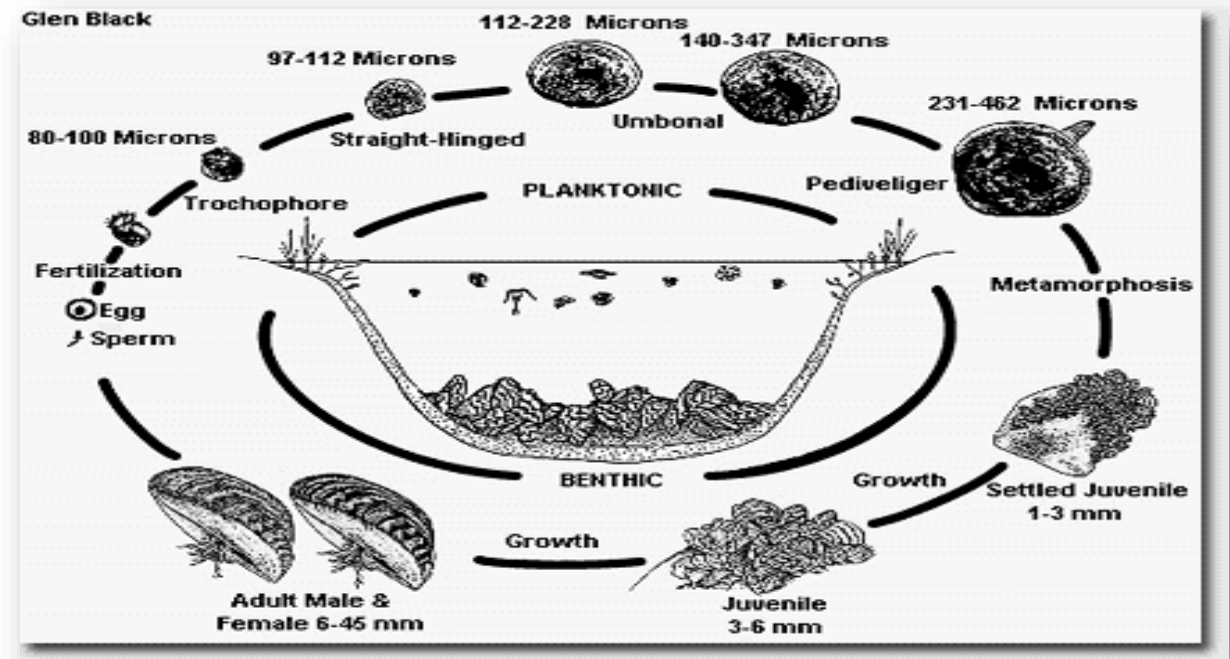
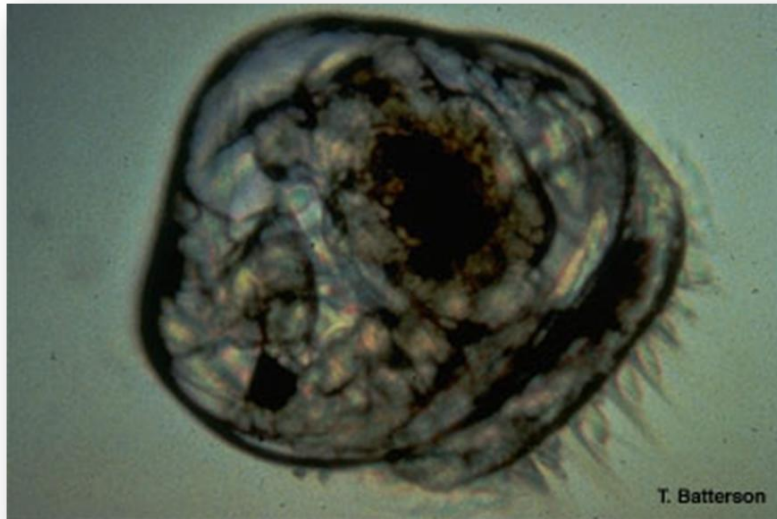
ANS Program Overview

- To Protect Wildlife, Recreation, Natural Resources, Infrastructure and the Economy by Preventing the Introduction of Zebra & Quagga Mussels, and Other Invasive Species, by Containing Current Infestations and Stopping the Spread into New Waters.
- Prevention focused
- WID, Sampling, Education

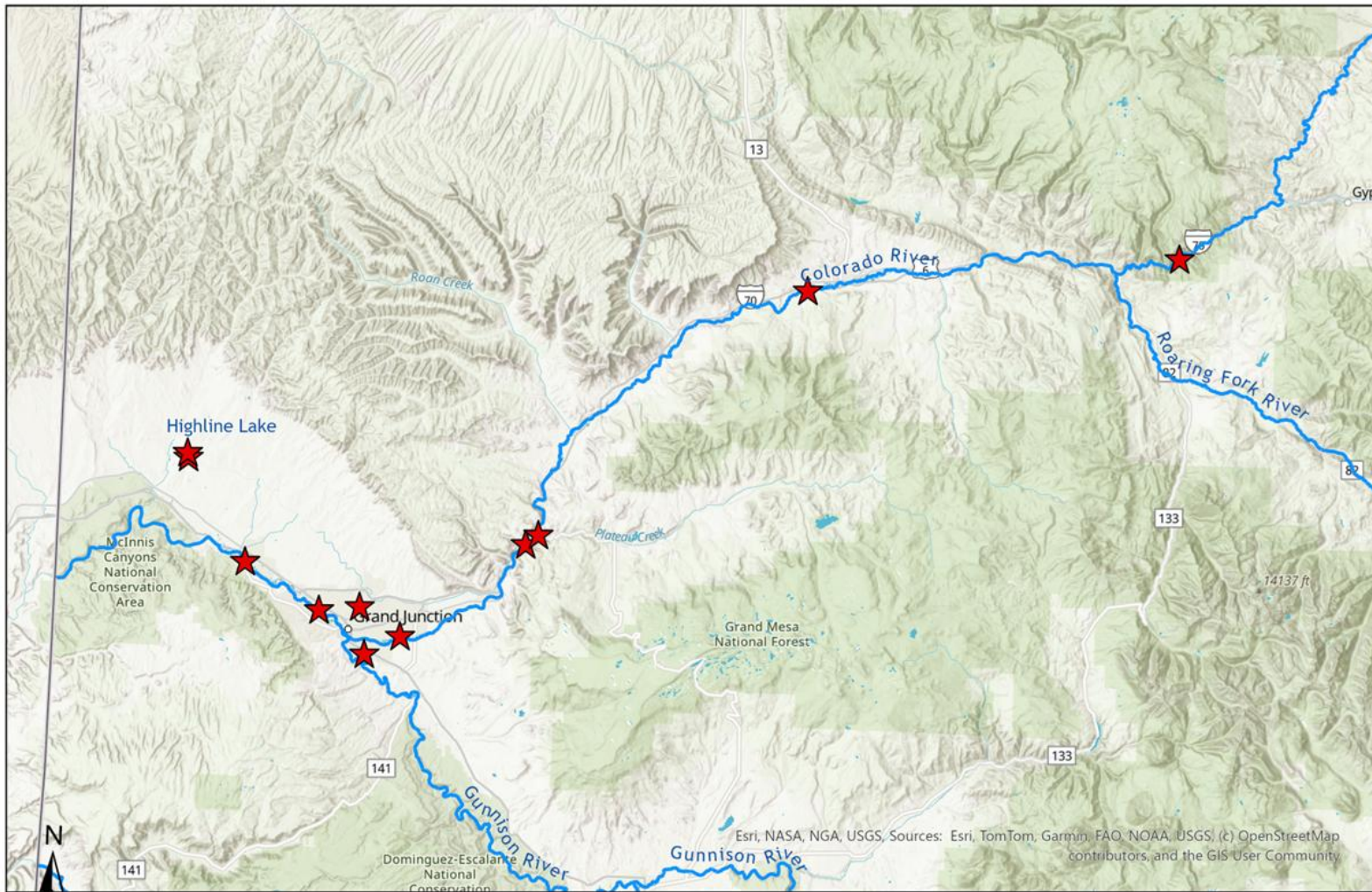


Life Cycle

- Planktonic Larval Stage (veliger)
- Settler Juvenile Stage
- Sessile as Adults



Zebra Mussel Distribution in Western Colorado



Current Distribution of Zebra Mussels in Colorado

- Highline Lake (2022)
- Grand Valley Water Users Canal (Positive - 2024)
- Mack Mesa Lake (2025)
- West and East Lake (2025)
- Private Body of Water in Eagle County (2025)
- Red Rocks Lake (2025)
- Mesa County Fairgrounds Irrigation Pond (2025)
- Private Bodies of Water in Grand Junction (2025)
- **Colorado River From Confluence of Eagle River -> Stateline (2025)**



Map Produced by:
Colorado Parks and Wildlife Invasive Species Program, 11/17/2025

0 5 10 20 30 40 Miles



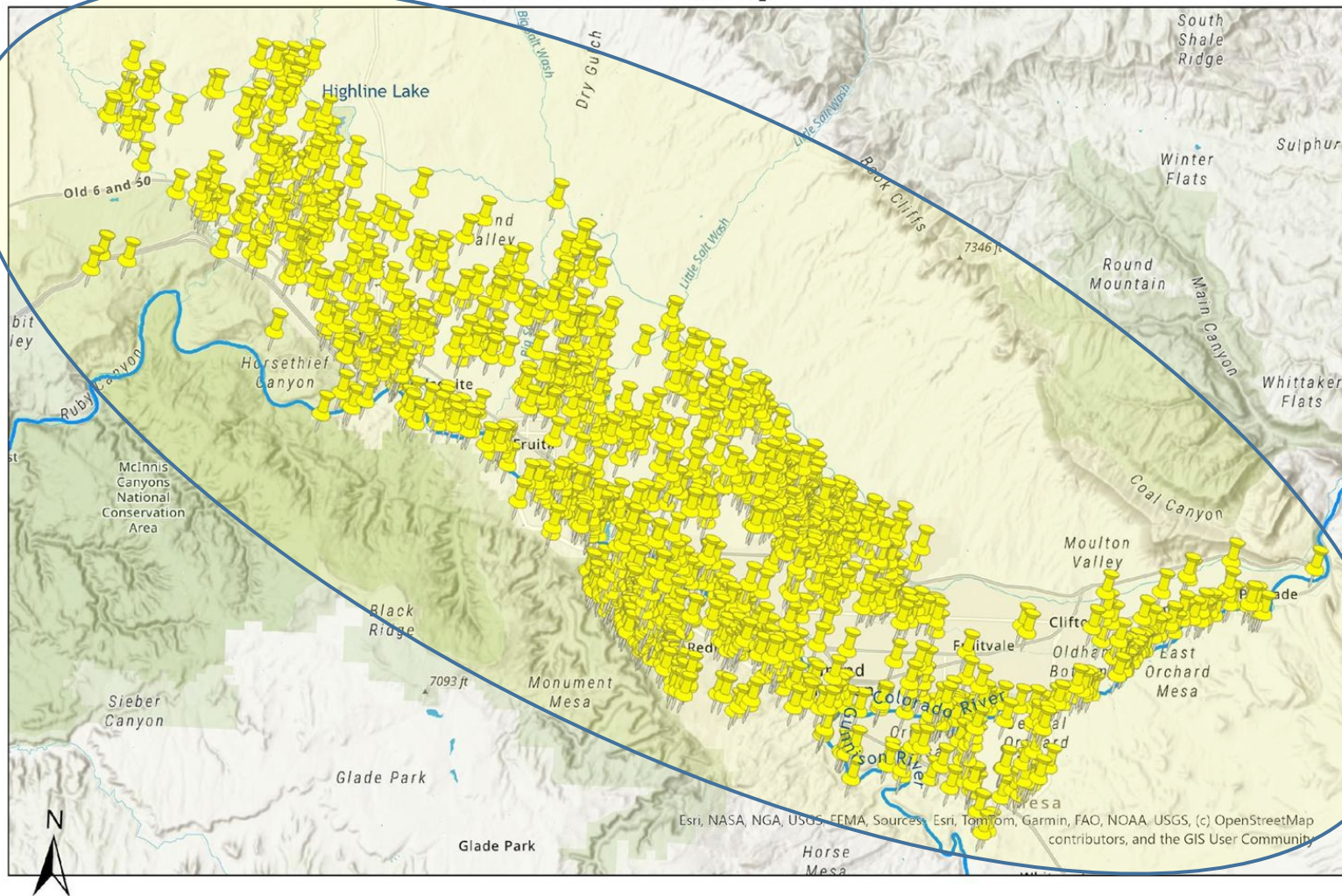
COLORADO

Parks and Wildlife

Department of Natural Resources

What is CPW Doing?

- CPW is adapting in the face of increased risk factors and the need for containment
 - Improved infrastructure at Highline Lake State Park
 - Pursuing a dip tank- first ever in Colorado
 - Robust nonmotorized user outreach program in the Grand Valley
 - Increasing roadside inspection locations throughout the state
 - More cleaning stations deployed statewide
 - Adding fulltime positions to allow for increased protections in vulnerable areas
 - Improving early detection technology and capacity to process samples
 - **The cost of prevention pales in comparison to cost of infestation**



Early Detection Priorities - 2026

Grand Valley is a highly agricultural area

- Vast network of canals, ditches, and washes moving Colorado River water
- Many private waterbodies including HOA ponds, golf courses, etc.

Early Detection:

- Work with federal and local partners to sample as many Grand Valley ponds/lakes/etc. as we can in the Fall of 2025 and through 2026
 - 1000+ potential sites identified



Map Produced by:
Colorado Parks and Wildlife Invasive Species Program, 10/24/2025

0 2 4 8 12 16 Miles



COLORADO

Parks and Wildlife

Department of Natural Resources

Increased Media Campaigns

- Be a Pain In the ANS
- Oh Shell No!
- Broadening the audience beyond recreationists, these issues affect everybody!



YOU CAN HELP

Be a Pain in the ANS!

Colorado's beer industry could be impacted by Aquatic Nuisance Species (ANS).

Learn how you can help. 



Oh,
SHELL NO

Colorado's drinking water could be impacted by Aquatic Nuisance Species (ANS)

Be a pain in the ANS; New gear and watercraft cleaning stations available as the fight against aquatic nuisance species continues

CPW CONTINUES FIGHT AGAINST AQUATIC NUISANCE SPECIES IN COLORADO'S LAKES AND RESERVOIRS; PROVIDES ANS MEDIA KIT

Toma medidas contra ANS

A continuación, se presentan algunos puntos clave sobre las Especies Acuáticas Molestas (ANS, por sus siglas en inglés) y el posible impacto de las especies invasoras en el agua de Colorado, los cuales pueden ser compartidos.



Colorado Parks and Wildlife  ... X

Sponsored · 

Colorado's drinking water could be impacted by Aquatic Nuisance Species (ANS) unless we take action. Be a Pain in the ANS.

Oh,
SHELL NO

cpw.state.co.us
Help Protect Colorado Water

Learn more



Oh,
SHELL NO

Colorado's peach crop could be impacted by Aquatic Nuisance Species (ANS)

TAKE ACTION
Be a Pain in the ANS




MEMBERS ▾ EVENTS ▾ EDUCATION ▾ ABOUT ▾ JOB BOARD BREW



Sponsored

Colorado Parks & Wildlife
www.cpw.state.co.us/

Aquatic Nuisance Species - Be a Pain in the ANS

Aquatic Nuisance Species (ANS) Are Invasive Species that Harm Bodies Zebra and Quagga Mussels Can Clog Up the Infrastructure that Delivers

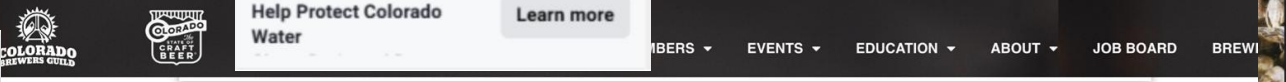
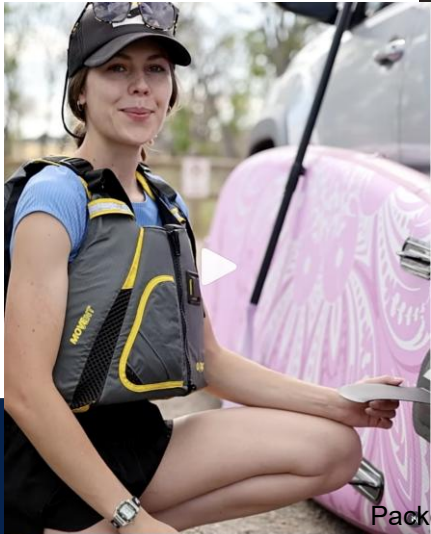


¡Ay, CARACOLES!

La industria cervecera de Colorado podría verse afectada por las Especies Acuáticas Molestas

Toma medidas contra las especies acuáticas molestas



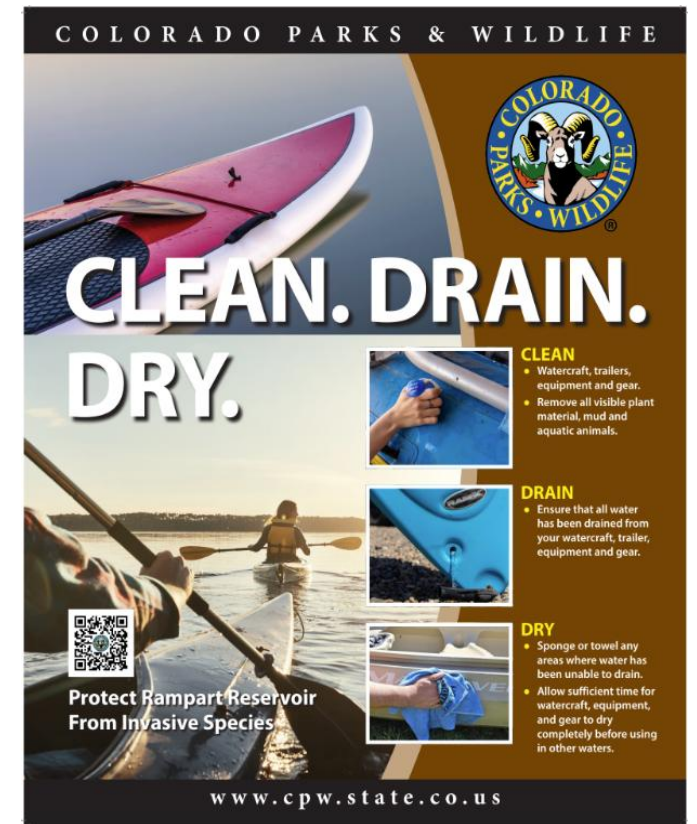


Mussels: A Major Pain in the ANS

September 19, 2025  Brewing Industry News
 Education

Aquatic Nuisance Species (ANS) in Colorado's Waterways

Gear Cleaning Stations



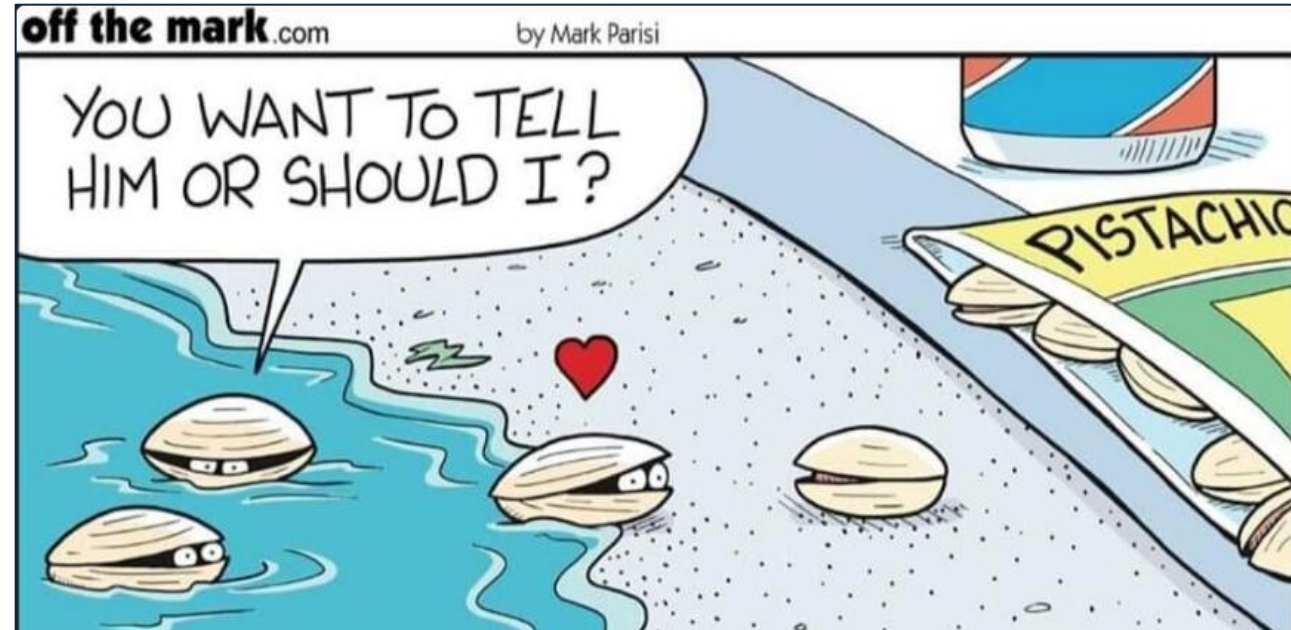
Key Takeaways

- Mussels can impact water delivery to homes, businesses, and agriculture
 - This may result in increased prices for water utilities or reduced capacity to deliver water
- Mussel infestation is **NOT** inevitable, and is worth the effort to avoid
 - An ounce of prevention is worth a pound of cure
- **Municipalities can support CPW by spreading awareness, hosting cleaning stations, and distributing educational materials**



Thank You!

Gear Cleaning Tips:



Madeline Baker
Invasive Species Specialist
970-250-2082
Madeline.baker@state.co.us



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item:	Award Request for Qualifications 2025-38Q; South Bridge Construction Management and Inspection Services
Action Requested:	Award of the South Bridge Construction Management and Inspection Services.
Department:	Engineering
Presented By:	Ryan Gordon
Strategic Goals:	Provide Efficient and Responsive City Government Preserve and Improve Infrastructure Protect and Preserve our Quality of Life Generate Sustainable Economic Development Ensure Public Safety
Background Info:	The South Bridge Project has been on-going for the better part of 20 years. The design has been completed and the final regulatory clearances, agreements and permitting are being worked through and finalized with the local, state and federal agencies. In anticipation of construction starting later this year, the City issued a Request for Qualifications (RFQ) for construction management and inspection services consistent with the Colorado Department of Transportation (CDOT) and federal procurement guidelines. The City needs a qualified team that is dedicated to this project and has the background and expertise with large federally funded projects that can assist the City with construction, billing and grant management to properly execute the project.
Issues:	The South Bridge Project is large and complex and will require a significant amount of oversight, well beyond the capacity of current staff. The project is required to follow state and federal reporting requirements, will require specialty inspection services for bridges, walls and highways and will require extensive materials testing. These services cannot be performed by current City staff. The majority of the construction management teams' efforts will occur during construction, but City staff wanted to engage with the team prior to the project going out to bid and construction starting, to assist with pre-construction tasks to ensure that the project runs smoothly. City staff will work with the team to identify pre-construction tasks to optimize the design, phasing expectations, and start the project on the correct path.
Fiscal Impact:	The City received 2 bids from qualified teams. Fees were not requested as part of the bids. However, rate sheets were included. The City will negotiate with the selected team on scope and fees for pre-construction and construction services. City staff will bring to council the scope and fees when developed.
Legal Review:	Legal will review the contract language.
Staff Recommendation:	Staff is recommending Approval to Award Request for Qualifications (RFQ) 2025-38Q South Bridge Construction Management and Inspection Services to the RockSol team.



CITY OF GLENWOOD SPRINGS

SOUTH BRIDGE PROJECT

CONSTRUCTION MANAGEMENT &
INSPECTION SERVICES

REQUEST FOR QUALIFICATIONS 2025-38Q

DECEMBER 18, 2025



December 18, 2025

Ryan Muse
City of Glenwood Procurement Department
101 West 8th Street
Glenwood Springs, CO 81601



**SUBJECT: SOUTH BRIDGE PROJECT CONSTRUCTION MANAGEMENT & INSPECTION SERVICES
CITY OF GLENWOOD SPRINGS REQUEST FOR QUALIFICATIONS 2025-38Q**

Dear Mr. Muse and Selection Committee:

RockSol Consulting Group, Inc. (RockSol) is pleased to submit this proposal to provide construction management, inspection, and testing services under the subject contract. We are a Colorado firm with an office and full service testing laboratory in Grand Junction, and we are dedicated to providing high quality transportation engineering services to federal, state, and local government agencies. The RockSol team brings a collaborative approach with our subconsultants SGM and Yeh and Associates to best meet the needs of Glenwood Springs.

We appreciate the opportunity to provide this proposal and look forward to building our relationship with the City. **The information contained in this proposal, including all attachments, is true and complete to the best of our knowledge. RockSol has no interest nor will have interest, direct or indirect, which will conflict our performance on this project. Please contact Bob Yost at 970.331.4000 or via e-mail at yost@rocksol.com, if we can be of any assistance.**

Sincerely,

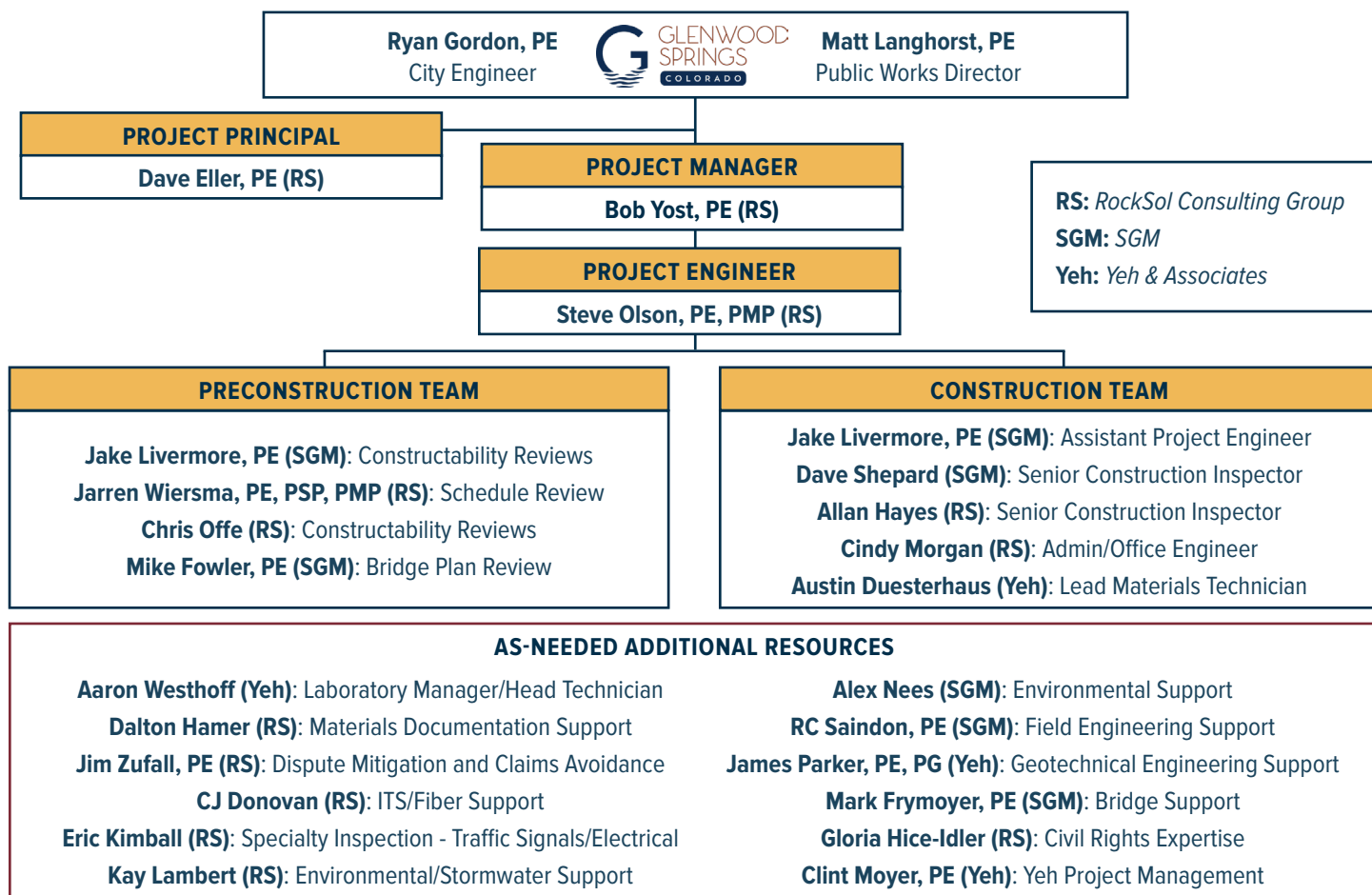
Bob Yost, PE
Project Manager

Dave Eller, PE
Project Principal

STATEMENT OF QUALIFICATIONS

PROJECT TEAM

RockSol has prepared a team with extensive experience on construction projects throughout the Western Slope, recognizing that South Bridge is a highly visible project with community, safety, and mobility implications. Our team is experienced in supporting City staff on projects that require heightened coordination, transparency, and public sensitivity. Led by Project Principal, Dave Eller, and Project Manager, Bob Yost, our team brings decades of experience from their careers. Dave is a former CDOT Region 3 Transportation Director, and Bob is a former CDOT Resident Engineer. They know the CDOT processes for Local Agency projects and the necessary work for large, complex projects such as this one. Our Project Engineer, Steve Olson, was an integral member of the Grand Avenue Bridge Project team during final interagency funding negotiations, construction cost negotiations, and construction. The Grand Avenue Bridge required significant coordination between CDOT and Glenwood Springs in all phases. Our project team is scalable, allowing us to draw from our largely local team to move people in and out of the project as the schedule and activities dictate.



DAVE ELLER, PE

Project Principal
 20% available
 34 years exp
 7 with RockSol

Dave is a registered Professional Engineer with over 30 years of experience in transportation engineering. He has managed project planning, design, materials testing, and construction while working in various positions for CDOT Region 3. As a Regional Director and Program Engineer at CDOT, he has developed numerous partnerships with local governments to deliver transportation projects ranging in scope from new trails to new interchanges.

Level of Involvement | Dave will meet and communicate periodically with the City and Bob, focusing on risk posture, funding compliance, and emerging issues.



BOB YOST, PE

Consultant Project Manager
 30% available
 26 years exp
 3 with RockSol

Bob is a licensed Professional Engineer with extensive experience in construction management and engineering design. He joined RockSol 3 1/2 years ago after 11 years with CDOT where he performed in both Project Engineer and Resident Engineer roles. He was responsible for the oversight of project development and construction for numerous state highway infrastructure projects, from resurfacing to rockfall mitigation and high-volume bridge replacements.

Level of Involvement | Bob will work with the City and the RockSol team members to ensure this project flows smoothly and is staffed with the right people at the right time.



STEVE OLSON, PE, PMP

Project Engineer

Availability: 100%

33 Years of Exp.

7 Years with RockSol

**Professional Engineer:
Colorado, Iowa**

**BS, Civil Engineering,
Colorado State
University**

Certifications:

*Project Management
Professional
Design Build Institute
Associate
TCS
TECS
B2G and LCPTracker
EEO/Civil Rights
Compliance
LabCAT CAPA I*

Steve has 33 years of experience in Transportation Project delivery. His career included 20 years at CDOT, including 5 years working directly in the Roaring Fork Valley and on projects requiring coordination with the City of Glenwood Springs. He has managed many active construction projects and is effective in developing and implementing project control processes, including quality control. While at Rocksol, Steve has provided high quality services as the Project Engineer/Construction Manager. His attention to detail and knowledge of the construction industry have proven invaluable to our Rocksol team. Steve will provide exceptional expertise and a high level of coordination capabilities. He will pay close attention to the project details and oversee the field staff.

I-70 Vail Pass Safety and Operations (CP4) | CDOT Region 3

Project Engineer

This I-70 Vail Pass Safety & Operations project is located along I-70 in Eagle and Summit Counties, from approximately Milepost (MP) 179.00 to 190.00. The purpose of the project is to improve safety and operations on Eastbound and Westbound I-70 on West Vail Pass. The major portions of work include reconstruction of aging major bridge structures, wild life underpasses, extensive widening of I-70 mainline and the re location of two mile section of Vail Pass recreation trail. RockSol is providing construction management, inspection, and materials testing services for this project. For the past two years Steve has served as the Consultant Project Engineer (CPE) on Construction Package 4. As the CPE Steve leads a team of 10, including engineers, inspectors, subject matter experts, and materials technicians. In the 2024 and 2025 seasons, the project completed over \$80 million in work in conformance with the plans and specifications. Steve communicates frequently, often daily, with CDOT Management and Specialty Units, the Contractor, and project stakeholders.

I-25 North Express Lanes, Johnstown to Fort Collins | CDOT Region 4

Project Controls Unit Manager

The North I-25 Design Build Project was a \$450+ million reconstruction and expansion of I-25 for 14 miles, from SH 402 in Loveland to SH 14 in Fort Collins. As the Project Controls Unit (PCU) Manager, Steve established and managed workflow process on the project, coordinating with the Owner's Design and Construction Management Teams to ensure distribution of information, and contract compliance. Steve was responsible for 6 staff who perform the administrative processes on the project. In first 12 months, the PCU processed over 90 Change Orders with cumulative value of \$80 million. Each month, he processed pay applications averaging \$8-12 million per month on hundreds of individual activities, completed claims avoidance and project schedule review on a CPM schedule with over 4,000 activities, and completed required reporting for all agencies providing funding or oversight on the project. Steve maintained and operated the document control system to process and archive all official project communications for design, construction, and quality assurance. He performed EEO/Civil Rights oversight. This effort included tracking and verification through use of LCP Tracker and B2G ensuring the contractor was current and compliant with DBE, OJT, Wage Compliance, Certified Payrolls, approved subcontractors/suppliers, and payroll verification. As part of the Project Leadership Team, Steve facilitated the development and maintenance of the projects management tools, including organizational charts, project partnering charter, project issue escalation process, RACI (Responsible, Accountable, Contributor, Informed) matrix, and defining position roles and responsibilities.

Grand Avenue Bridge | CDOT Region 3

*Program Engineer**

CDOT, in coordination with Glenwood Springs, other local stakeholders, and Federal Highway Administration, determined the Grand Avenue Bridge required replacement due to its poor sufficiency and functionally obsolete rating. At the time the Grand Avenue Bridge (GAB) project, with a Total Cost of ~ \$120 million, was the largest infrastructure project on the Western Slope in 25 years. To minimize impact of local businesses, residents, and highway users the project was developed and delivered using the Construction Manager/General Contractor (CMGC). As the CDOT Program Engineer, Steve was involved in the final stages of design, CMGC Cost Negotiations, and finalizing funding agreements with local stakeholders. Steve was also heavily involved in the Public Information and Education process, educating the public and local government officials on the impacts, impact mitigation measures, and benefits.

**Completed at previous employer*



JAKE LIVERMORE, PE

Assistant Project Engineer

Availability: 100%

14 Years of Exp.

6 Years with SGM

**Professional Engineer:
Colorado**

**BS, Civil Engineering,
University of Wisconsin-
Milwaukee**

**Certifications:
TCS**

Jake brings 14 years of experience managing and inspecting roadway construction projects, ranging from rural resurfacing to complete interstate reconstruction. He has proven himself capable in roles from inspector to project leader on projects of varying complexity and size, playing a key role in their successful delivery. His expertise is primarily focused on CDOT-type projects. Prior to joining SGM in 2019, Jake worked for the Wisconsin Department of Transportation (WisDOT) for five years and then as a Consultant Engineer in Wisconsin for three years, managing highway construction exclusively on WisDOT projects. Since joining SGM, his primary focus has been on road construction management, primarily on CDOT LA and CDOT projects. Jake will support Steve on the project, providing and communicating field decisions or modifications, direct daily inspection of utility and traffic control, quality control, and quantity verification.

US 6 Clifton Improvements | CDOT Region 3

Assistant Project Engineer

Jake served as the Assistant Project Engineer for this \$20M full reconstruction of US6 from I-70B to 5th St. This project involved significant upgrades to utilities throughout the corridor, including water main, sanitary sewer, storm sewer, and irrigation facilities, as well as a complete pavement replacement, including two new roundabouts, sidewalk, curb/gutter, signal modifications, and lighting. The project began in November 2022 and immediately encountered significant challenges in utility construction due to poor soils. Jake, along with team members from partnering firms, developed unique solutions to the complex issue, including a mid-project redesign of proposed utilities and successfully completed utility construction in early 2025. The project is expected to be completed by March 2026.

S Midland Avenue Reconstruction | City of Glenwood Springs

Assistant Project Engineer

Jake served as the Assistant Project Engineer for the \$13 million CDOT Local Agency-managed reconstruction of S. Midland Ave., which included the replacement of water main and storm sewer utilities, construction of soil nail and block retaining walls with rockfall netting, roadway lighting, and the addition of a new roundabout at 4-Mile Road. The project was successfully completed on time and under budget.

I-41/94 N-S Freeway South Segment | WisDOT

*Project Engineer**

Jake served as one of five project engineers on this \$170 million interstate reconstruction and expansion project, with direct responsibility for all utility work. The project involved reconstructing and expanding 6.5 miles of freeway to eight lanes, including three interchanges, 12 bridge structures, and nine MSE retaining walls, all under an extremely aggressive construction schedule. Jake managed 2–6 inspection staff and led construction engineering for approximately \$15 million in storm sewer work across four stages.

I-41/94 N-S Freeway Work Zone Prep | WisDOT

*Assistant Project Engineer/Lead Traffic Control Engineer**

Jake served as the Assistant Project Engineer and Traffic Control Leader for this \$15 million preparatory project for the interstate reconstruction and expansion. The work included repairing and improving the median and outside shoulders on southbound I-41/94, constructing six crossovers, installing more than 100 temporary storm sewer structures, and placing nearly 13 miles of left-in-place temporary barrier wall. Successful delivery of this preparatory project was critical to WisDOT, as all work had to be completed under an extremely aggressive schedule before the start of the I-41/94 mainline reconstruction projects.

STH 241 (27th Street) City of Franklin | WisDOT

*Lead Utility Engineer**

Jake served as the Lead Utility Engineer for this \$27 million, six-lane urban reconstruction and expansion project. The complex project involved reconstructing and expanding 2.3 miles of concrete roadway. Jake was responsible for overseeing all underground utility work, including the multi-staged installation of storm sewer, sanitary, and water mains. He also assisted with traffic control and staging concepts, ancillary structure construction, retaining walls, signing, pavement marking, and restoration work. In January 2017, Jake assumed the role of project leader and oversaw all carry-over work.

**Completed at previous employer*



DAVE SHEPARD

Senior Inspector

Availability: 100%

29 Years of Exp.

13 Years with SGM

Certifications:

TECS

ACI Construction Inspector

ACI Concrete Field

WAQTC EBBT Technician

WAQTC Inspector

CAPA LabCAT A

CO Asphalt Inspector

Dave has been involved in construction management/construction inspection for over 29 years on a variety of transportation projects encompassing road and bridge construction, retaining wall construction, stormwater management, underground and overhead utilities, and erosion control. He has conducted quality assurance on numerous CDOT projects, including the SH 13 & CR 5 reconstruction project, which involved roadway improvements with extensive drainage, embankment work, and roadway widening. He also performed quality assurance on the Grand Avenue Bridge Replacement Project, which required demolishing the existing highway and pedestrian bridges, and replacing with new bridges, new intersections, new signals and utilities. The SH 82 projects were located in rugged, mountainous terrain and included the construction of numerous bridges and walls that required specialized quality assurance for structural design and geological support. Dave will provide construction inspection services for the project, with a focus on roadway elements including: removals; earthwork; drainage; drilled shafts and walls; bases and pavement; and signing and striping.

I-70 Glenwood Canyon Bridge | CDOT Region 3

Senior Construction Inspector

Dave is currently the Senior Construction Inspector on this \$6.30M Bridge bridge joint and barrier rail replacement project in Glenwood Canyon.

I-70 Exit 105 Intersection & US 6 Roundabout | CDOT Region 3

Senior Construction Inspector

Dave served as the Senior Construction Inspector on this roundabout and full-depth roadway reconstruction project.

SH 13 CR 5 North and South | CDOT Region 3

Senior Construction Inspector

Dave served as the Senior Construction Inspector for this \$26.9M reconstruction project for 3.57 miles of major highway reconstruction on SH-13. Inspection services included: asphalt pavement, grading, drainage, embankment, guardrail, signing, striping, traffic, concrete box structures, wildlife crossings, and safety improvements.

SH 13 Rio Blanco Hill | CDOT Region 3

Senior Construction Inspector

Dave performed construction inspection services for this construction project from MP 11.32 to 16.18.

SH 82/SH 133 Garfield County Signal Replacement | CDOT Region 3

Senior Construction Inspector

Dave performed construction inspection services for this \$2.5M signal replacement ADA curb ramp improvements project on SH 133.

Colorado South Frontage Road Roundabout Project | CDOT Region 3

Senior Construction Inspector

Dave performed construction inspection services for this roundabout design project on the Vail Frontage Road.

Grand Avenue Bridge Replacement | CDOT Region 3

*Senior Construction Inspector**

The Grand Avenue Bridge project was complicated and the largest project delivered on the Western Slope in more than 25 years. As a Senior Construction Inspector, Dave was involved in the inspection of multiple elements, including utility relocation and replacement, bridge inspection, concrete flat-work, walls, polyester concrete, traffic signals, and paving. These elements were similar to what we anticipate for the South Bridge project.

**Completed at previous employer*



ALLAN HAYES

Senior Inspector

Availability: 100%

42 Years of Exp.

2 Years with RockSol

Certifications:

TCS

TECS

CDOT TETP Project First

ACI Concrete Field

ATSSA Certified Flagger

CDOT Bridge Inspection

Project Admin for LA

PCI Certified LVI 1 and 2

IRCA Certified ISO

9001:2008 Lead Auditor

Allan brings 42 years of experience on transportation projects, performing quality control/quality assurance, construction management, construction observation, and construction inspection. His projects include city, county, interstate highway, and toll road construction projects, light and commuter rail structures, rail stations, and international airport construction. He brings experience with project controls, estimating, and scheduling best practices. His previous work included the \$1 billion Caltrain Electrification Project where he served as the Senior Quality Control Manager. He has been involved in stormwater management and erosion control planning. He understands traffic control coordination and has conducted comprehensive reviews of MHTs utilizing MUTCD and local jurisdiction requirements. Allan will provide construction inspection services, focusing on bridge construction, walls, and assisting Dave and Jake on roadway and utility elements.

US 50 Blue Mesa Bridge Repair | CDOT Region 3

Senior Construction Inspector

Allan served as a lead structures inspector on this \$135 million Emergency project. This project included over 410 tons of steel plate and 50,000 structural bolts. He has monitored and documented the Contractor's activities for conformance with the plans and specifications, including approval of submittals, tracking and documenting quantities for payment, review and approval of monthly schedules, review and approve MHTs, review and approve contractors monthly payrolls, and sub-consultant payments. Allan used CDOT software including LCPTracker, B2G, Project Wise, and Site Manager. The project included inspection of a steel girder bridge.

I-70 Vail Pass Safety and Operations | CDOT Region 3

Construction Inspector/Structures Lead

As the Structures Lead on this bridge replacement project, Allan oversaw all aspects of the bridge construction. Working with the inspection team, Allan was responsible for the inspection of the girder erection, bridge deck, approach slabs, waterproofing membrane, and bridge rail installation. Allan and the team worked with the contractor to identify solutions to fix a girder that wasn't seated correctly on the abutments. In addition to the construction of the new bridge, Allan is playing a key role in the Force Account tracking of the demolition of the existing structure.

Eagle P3 Project | Regional Transportation District

*Construction QC Manager**

This was a design-build-finance-operate-maintain project comprised of the East Rail Line, Gold Line, Commuter Rail Maintenance Facility and Northwest Rail Line Westminster segment. This five-year, \$2.1 billion project connects Denver Union Station with Denver International Airport, Westminster and Wheat Ridge at Ward Road. The project consists of approximately 39 miles of Commuter Rail Guideway including 32 bridges, 1 "Top Down" tunnel structure, 18 stations and over 1,000,000 sf of MSE and CIP retaining walls. As Construction QC Manager for Denver Transit Constructors, part of Denver Transit Partners, Allan's responsibilities included continuing the development, improvement and implementation of the Project Construction Quality Assurance Plan (CQAP). He was also responsible for assisting the production team, including sub-contractors, to ensure compliance with Project specifications and local stakeholder's requirements. Allan also worked closely with RTD to address quality issues and non-conformances generated by RTD during Quality Audits and Assessments of the CQAP procedures and completed work.

North Metro Rail Line | Regional Transportation District

*Construction Quality Manager**

This four-year, \$400 million project connects the existing Denver Union Station to 124th Ave. in Thornton. The line consists of 12 miles of Commuter Rail Guideway, including the Skyway bridge at almost 9,600 LF through the Suncor refinery, the longest bridge in Colorado, 1 of 13 bridges, 6 stations, MSE and CIP retaining walls. As Construction Quality Manager at Regional Rail Partners, a Balfour Beatty/Graham JV, Allan developed and implemented the Project Construction Quality Assurance Plan (CQAP). He was responsible for assisting the production team, including sub-contractors, to ensure compliance with project specifications and local stakeholder's requirements.

**Completed at previous employer*



CINDY MORGAN

*Office Engineer/
Administrator*

Availability: 50%

24 Years of Experience

<1 Years with RockSol

**AA, Business Admin,
Mesa State College**

Certifications:

*Certified Payroll & LCPTracker
B2GNow
BABA Requirements
PMWeb SME*

Cindy is an experienced transportation professional with over two decades in project administration and construction oversight. As Region 3 Finals Administrator for the Colorado Department of Transportation (CDOT), she ensures compliance with CDOT policies and FHWA requirements, guiding engineers and consultants through project documentation, change orders, and final pay processes. Cindy audits budgets, verifies calculations, and conducts field reviews to maintain accuracy and uniformity across projects. A recognized PMWeb super user and trainer, she brings expertise in project management systems and technical documentation. Previously, she supported design and construction teams as an Engineering Project Specialist, contributing to major highway and bridge projects. Cindy will serve as the part-time Office Engineer/Administrator, drawing on her years with CDOT and CPW to manage documentation.

CDOT Region 3

*Finals Administrator**

Cindy guided CDOT engineers, consultants, and local agencies to ensure project documentation met CDOT and FHWA requirements. She reviewed final pay documentation and engineering calculations for accuracy and consistency, and audited quantities in PMWeb to keep projects within budget. Cindy advised on change orders and conducted field reviews to verify proper measurement methods. She managed final settlements, authorized pay estimates, and ensured materials documentation complied with standards. Additionally, she checked asphalt quality reports and served as a PMWeb super user and trainer for Region 3.

Colorado Parks and Wildlife Recreation Rehabilitation

*Administrative Assistant**

Cindy reviewed construction specifications and plans and edited drawings in AutoCAD. She approved certified payroll, assisted with reconciling asphalt tickets, and processed payments. Cindy entered bids in the Colorado Bids System, completed COFRS data entry, and recorded meeting minutes. She managed procurement card allocations and tracked mileage and vehicle maintenance for fleet management.

**Completed at previous employer*



AUSTIN DUESTERHAUS

Lead Materials Technician

Availability: 100%

6 Years of Experience

2 Years with Yeh

Certifications:

*TCS
TECS
ACI Concrete Field &
Strength
ACPA Concrete Pavement
CAPA ABI
Radiation Safety
WAQTC EBBT/Soils*

Austin has 6 years of experience in testing/inspecting construction materials. He has extensive knowledge of quality control/assurance on various stages of civil, commercial, and residential projects through implementation of continuous inspections, materials testing assessments, data collection, and deficiency tracking. Austin will serve as our primary materials technician.

SH 112 Del Norte to US 285 | CDOT Region 5

Materials Testing Technician

The project involved cold in-place recycling operations, and bituminous pavement leveling course/top mat placement as primary quality assurance tester. Austin regulated Owners Acceptance project documentation and Buy America documentation using ATSER program. He took part in project as field inspector outside of materials testing responsibilities.

2C Materials Testing & Inspection | City of Colorado Springs

Materials Testing Technician

The project involved concrete and asphalt placed on various roadways throughout the City of Colorado Springs. Austin provided field and lab testing for concrete and asphalt materials included tests for pavement replacement, pedestrian access within ADA compliance, and stormwater infrastructure.

US 50A Resurfacing, Coaldale to Salida | CDOT Region 2

Materials Testing Technician

The project included testing for HMA, concrete, and soils. Austin facilitated placed quantities, contractor activities, and planned production as primary quality assurance tester for 18-mile resurfacing project including mill and fill operations and multiple bridge deck rehabilitations. He regulated Owners Acceptance project documentation and Buy America documentation using SiteManager/LIMS programs.

**JARREN WIERSMA, PE, PMP, PSP****Schedule Expert****10%** available**16** years exp**13** with RockSol

Jarren is a certified AACE Planning & Scheduling Professional and is experienced with Microsoft Project and Primavera P6. His work will focus on supporting the preconstruction team through schedule review analysis, developing reasonable preliminary schedules to guide contract time, evaluating project phasing long lead items, identifying risks, and coordinating with the project team to ensure accurate scheduling information.

**CHRIS OFFE****Senior Construction Manager****10%** available**37** years exp**11** with RockSol

Chris has over 30 years of diversified management, inspection, and materials testing experience for public works agencies on highways, bridges, dams, and other large-scale construction projects, including the \$240 million Hoover Dam Bridge. His understanding and experience delivering complicated bridge projects will be instrumental in the preconstruction phase. Chris will support preconstruction efforts with structure constructibility and access reviews.

AS-NEEDED ADDITIONAL RESOURCES**AARON WESTHOFF****Head Technician/Laboratory Manager****9** years exp**9** with Yeh

As a fully-certified technician, Aaron will review materials documentation and ensure materials books meet Local Agency requirements.

**DALTON HAMER****Materials Documentation Support****7** years exp**7** with RockSol

Dalton will be available to provide as-needed support to Aaron for materials documentation review and compliance checks.

**JIM ZUFALL, PE****Dispute Mitigation/Claims Avoidance****40** years exp**7** with RockSol

Jim will be available to support to the team for any dispute mitigation concerns and help the team avoid claims.

**CJ DONOVAN****ITS/Fiber Optic Specialty Inspection****31** years exp**4** with RockSol

CJ will provide as-needed support for ITS and Fiber inspection as well as coordination with CDOT R3 Traffic and ITS units.

**ERIC KIMBALL****Traffic/Signals Specialty Inspection****30** years exp**4** with RockSol

Eric will provide as-needed support to the project for inspection of traffic operations systems.

**KAY LAMBERT****Environmental Support****30** years exp**3** with RockSol

Kay will provide as-needed support stormwater management and other environmental mitigation to comply with FONSI commitments.

**ALEX NEES****Environmental Support****16** years exp**7** with SGM

Alex served as the wetlands environmental specialist during design and will be available to provide as-needed permitting support.

**MIKE FOWLER, PE****Bridge Support****28** years exp**17** with SGM

Mike performed the Independent Design Review on the bridges for this project. He will provide safety critical support as-needed.

**RC SAINDON, PE****Field Engineering Support****15** years exp**8** with SGM

RC will be available as-needed to support the team during construction. He brings knowledge and understanding of the City.

**JAMES PARKER, PE, PG****Geotechnical Engineering Support****24** years exp**<1** with Yeh

James' local presence will be critical to timely reviews of drilled shafts and other geotechnical issues.



RockSol's Schedule of Hourly Rates
January 1, 2026 to December 31, 2026

RockSol Standard Fee Schedule

<i>Employee Classification/Years of Experience</i>	<i>Hourly Rate*</i>
Senior Project Manager	\$288.00
Senior Transportation Engineer	\$256.17
Senior Project Engineer	\$231.98
Project Manager II	\$230.48
Project Manager I	\$202.41
Senior Structural Engineer	\$260.93
Structural Engineer III	\$230.48
Structural Engineer II	\$187.92
Structural Engineer I	\$162.59
Senior Geotechnical Engineer	\$283.42
Senior Geologist	\$180.42
Staff Engineer II	\$182.11
Staff Engineer I	\$162.59
Engineer-in-Training III	\$151.14
Engineer-in-Training II	\$128.74
Engineer-in-Training I	\$115.34
Engineering Student Intern	\$75.02
Environmental Manager	\$187.10
Environmental Specialist III	\$162.75
Environmental Specialist II	\$138.41
Environmental Specialist I	\$116.34
Const. Mgr/Inspector IV (20-25 yrs or PE 15 yrs)	\$197.64
Const. Mgr/Inspector III (10-20 yrs or PE 7 yrs)	\$173.91
Const. Mgr/Inspector II (3 to 10 yrs)	\$138.30
Const. Mgr/Inspector I (Less than 3 yrs)	\$102.82
Technician IV (Lab or Field Manager)	\$153.21
Technician III (+15 years)	\$126.26
Technician II (2 to 15 years)	\$104.33
Technician I (Less than 2 yrs)	\$86.74
Design Technician III	\$151.14
Design Technician II	\$117.02
Design Technician I	\$89.12
Graphic Designer	\$127.14
Project Control and Admin	\$116.43

*Note: rates are subject to escalation for subsequent calendar years

- | | |
|--|-------------------------|
| • Mileage | Federal Government Rate |
| • Travel | At Cost |
| • Drilling | At Cost |
| • Outside Services | At Cost |
| • Public Involvement Supplies/Mailings | At Cost |

*Rates for 2026*

Principal Engineer – \$259

Senior Engineer I – \$210

Engineer IV – \$187

Senior Construction Technician – \$166



Yeh and Associates, Inc.

Geotechnical • Geological • Construction Services

STANDARD FEE SCHEDULE EFFECTIVE JANUARY 2026

Professional Services:

Classification

Basic Rate

Principal	\$250/hr
Senior Project Manager	\$240/hr
Senior Project Specialist	\$225/hr
Project Manager	\$210/hr
Senior Project Engineer or Geologist	\$185/hr
Project Engineer or Geologist	\$160/hr
Staff Engineer or Geologist	\$145/hr
Engineer or Geologist Intern	\$90/hr
Resident Construction Engineer	\$225/hr
Construction Manager	\$205/hr
Construction Observer III	\$165/hr
Construction Observer II	\$150/hr
Construction Observer I	\$135/hr
Technician Leader or Supervisor	\$175/hr
Laboratory Supervisor	\$155/hr
Technician III	\$130/hr
Technician II	\$115/hr
Technician I	\$105/hr
CAD Designer	\$170/hr
CAD Technician	\$105/hr
Project Controller	\$170/hr
Administrative Assistant	\$105/hr

***Overtime rates for Construction Inspection, Technicians and Office Staff is 1.5 x rates shown.*

Laboratory tests are quoted on separate schedule or cost plus 10 percent for outside laboratory testing when applicable. Fees for expert witness preparation, testimony, court appearances, or depositions will be billed at the rate of \$350 per hour.

Rates do not include prevailing wage rates for field services. Prevailing wages will be determined on a project-by-project basis.

Other Direct Charges:

Rates

Subcontracted services, copying and rented equipment	Cost Plus 10%
Travel, subsistence, and expenses	Cost Plus 10%
Vehicle	\$ 80/day
Automobile Mileage	\$ Current IRS Rate

FIRM CAPABILITY

RockSol Consulting Group, Inc. (RockSol) provides engineering and construction management services to government agency clients, many with similarities to the City of Glenwood Springs. We are a **Colorado-based firm of over 200 employees** providing engineering services for the analysis, design, and construction of roadways, bridges, structures, retaining walls, pavements, and foundations. Our recent acquisition by Egis Group provides an even broader range of services with connections to our family of firms, including Lochner, Triunity, and Armstrong.

Our full capabilities include construction management, inspection, and quality assurance materials testing services as well as geotechnical investigations, pavement design, structural engineering, roadway design, environmental services, and traffic engineering. **For 29 years, RockSol has built its reputation on providing top-quality services to all our clients.**

Our core values of **responsiveness, flexibility, and high quality work** result in superior service to our clients. We look forward to providing the City of Glenwood Springs with the same high level of service. We are dedicated to serving as an extension of your staff for the duration of this contract and will prioritize responsiveness to Glenwood Springs staff.

High Quality Services

RockSol approaches every project the same way: provide superior quality services efficiently and effectively. We are committed to excellent client service and responding rapidly to client requests.

ROCKSOL CONSULTING GROUP, INC.

Grand Junction Office (Primary Office):

566 West Crete Circle, Unit 2, Grand Junction, CO 81505
970.822.4350

Thornton Office (Headquarters):

12076 Grant St, Thornton, CO 80241
303.962.9300

Saeid Saeb, PhD, PE, President

Our services are backed by our quality commitment and supported by our Quality Management System, which emphasizes the needs of our clients and adheres to current industry and regulatory standards. Our successful past performance exemplifies our dedication to quality transportation projects and has earned our Headquarters the ISO 9001: 2015 certification.

Local Presence

RockSol is proposing primarily local staff members for this project, including our Project Engineer, Steve Olson, who lives in nearby Carbondale. Our Project Manager, Bob Yost, resides in nearby Avon, able to be on site as needed. With an office and laboratory in Grand Junction, RockSol understands the unique needs of the Western Slope agencies. In addition, we have selected partner firms, SGM and Yeh and Associates, with local offices, certified materials laboratory, and staff in Glenwood Springs.

ROCKSOL SERVICES (Bold Services to be Provided on this Contract)		
Roadway Design	Project Management	Drainage Design
Trail Design	Public Involvement	Traffic Studies
Highway Engineering	Hydraulic Design	Feasibility Analysis
Program Management	Local Agency Coordination	Slope Stability Analysis
Specification Development	Cost Estimating	Geohazards Assessment
Bridge/Structure Design	Constructability Review	Pavement Design
Geotechnical Engineering	Construction Management	Stormwater Design
Environmental Services	Construction Inspection	Engineering Management
Traffic Engineering	Field and Laboratory Materials Testing	Reporting
Signing and Pavement Marking Design	Utility Coordination	Peer Review
Construction Phasing	Design Plan Review	Schedule Analysis





SGM was **founded in Glenwood Springs** in 1986. For 39 years, SGM employees have lived, worked, and raised families in the Western Colorado communities they have helped build.

As a result, SGM's services are delivered with unparalleled authenticity and pride with attention to detail. The resulting success of our clients has supported SGM's growth to 125 employees – the largest full-service engineering, consulting, and surveying locally owned firm in western Colorado. SGM's commitment to quality service and long-term client relationships has made this success possible. In addition to our headquarters in Glenwood Springs, SGM also has offices in Grand Junction, Gunnison, Salida, Aspen, Meeker, and Durango to provide local and timely service to their clients.

SGM has been serving as a partner with municipal and county clients for decades. Their ability to maintain strong client relationships over such extended time periods demonstrates the success of an approach based on listening, building trusted relationships, maintaining integrity, always upholding the client's and community's interests, and providing real value.

As SGM has grown to six offices throughout Western Colorado, their roots in Glenwood Springs have remained strong. For over 39 years, their employees have invested their time, energy, and resources into making this community a great place to live.

SGM has partnered with the City of Glenwood Springs on hundreds of projects. SGM's deep familiarity—not just with the City as a whole, but within the South Midland corridor—gives them a significant head start. For example, their team was awarded the design in 2017 for South Midland Avenue Reconstruction project, within this project SGM also managed the construction contract administration for the City and performed construction survey staking for the contractor.

We provide innovative, practical solutions to make our clients successful while ensuring the health, safety, and welfare of our neighbors. We develop and maintain lasting client relationships and are committed to our local communities.



- Construction Inspection and Administration
- Land Surveying, including Drone Data Acquisition and Imagery
- Civil Engineering
- Structural and Architectural Engineering
- Mechanical, Electrical & Plumbing Engineering and Commissioning
- Municipal Asset / Infrastructure Management
- Municipal Public Works, including Streets, Trails, Parks, Highways, and Bridges
- Transportation and Traffic (PTOE on staff)
- Municipal Regulations, Public Works Manuals and Rate Studies
- Wastewater Treatment and Conveyance
- Municipal Water Supply, Treatment, Conveyance and Storage
- Water Resource Engineering & Planning, including Hydrology and Hydraulics
- GIS Mapping
- Environmental Consulting
- Floodplain Management
- Municipal Stormwater and Drainage
- Facility Management and Maintenance
- Subsurface Utility Engineering (SUE)



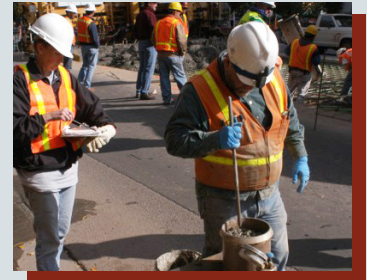
Yeh and Associates, Inc.
Geotechnical • Geological • Construction Services

Yeh and Associates, Inc. is a full-service 140-person geotechnical engineering and construction management firm established in 1999. Yeh offers expertise in geotechnical engineering, pavement design, construction management, inspection, and materials testing.

Yeh is experienced in working with numerous local and state agencies. Their work includes city and county road corridors, major highways, and large-scale emergency projects. Their professional staff is familiar with a wide range of geologic and geotechnical settings, roadway construction elements, and contracting environments.

Yeh is headquartered in Denver with five additional offices in Colorado (Greeley, Colorado Springs, Durango, Grand Junction, and **Glenwood Springs**) and two in California (Grover Beach and Ventura). Each office is managed and supported by a staff of registered professional engineers.

Each highly-integrated office is supported by a lab participating in the AASHTO re:source accreditation program (AAP) and/or the Cement & Concrete Reference Laboratory (CCRL). Each lab participates in annual proficiency samples and accreditation assessments by AAP and/or CCRL for testing provide in asphalt, aggregate, soils, and concrete. Their technicians all become certified in testing through LabCAT for asphalt and aggregate, ACI for Concrete, and WAQTC for soils. Yeh's laboratory in Glenwood Springs has been CDOT CP-10 reviewed and is approved to be used on CDOT oversight projects.



- Geotechnical Engineering
- Foundation Design
- Retaining Walls
- Landslide Mitigation
- Tunnel Engineering
- Geologic Hazards
- Rock Slope Stability
- Cut and Fill Recommendations
- Soil Stability (Erosion)
- Geotechnical Investigation
- Pavement Engineering
- Construction Management and Inspection
- Materials Testing
- Laboratory Testing and Analysis

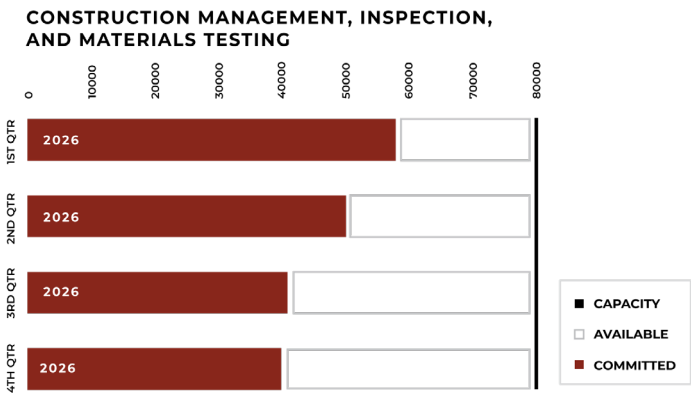
CAPACITY

RockSol proposes a full construction management team staffed with 5.5 core positions:

- Project Engineer - Full Time
- Assistant Project Engineer - Full Time
- Inspectors (2) - Full Time
- Materials Technician - Full Time
- Office Assistant - Part Time

Project inspectors will be staffed based on need per the Contractor’s schedule, as we illustrate on our schedule exhibit on page 23. We anticipate periods where the project only requires one inspector. RockSol is prepared to modify staffing as appropriate. In addition, our team includes specialized resources that are on-call as-needed, and can be available at the City’s request.

These core staff are 100% dedicated to this project. If needed, RockSol can draw from our considerable construction services and materials testing staff to meet emerging project needs. The graph below shows RockSol’s capacity through the 4th Quarter of 2026. We understand that staffing needs may shift through the course of the project and are prepared to meet these needs should the situation arise.



SUCCESSION PLANNING

We intend to keep the proposed team in place for this project until its completion. If staffing changes are necessary, Bob Yost will collaborate with the City to identify a qualified replacement or additional team member. For instance, if Steve Olson were to become unavailable, Jake is fully prepared to step in without the need for extensive onboarding. We would then fill the inspection role with one of RockSol’s, SGM’s, or Yeh’s qualified candidates. Additionally, Dave’s and Bob’s mentoring skills would be invaluable if any new employees join the project, including from the City of Glenwood Springs. In previous staffing adjustments, project engineers have praised our ability to find the right team fit and integrate new members smoothly. Between RockSol, SGM, and Yeh, our team has the deep bench needed to fulfill any needs the project may have.

Should the City decide to add City staff to the project at any given time, Bob and Steve have a history of working with blended teams and will work to integrate new team members seamlessly.

Existing & Projected Workloads

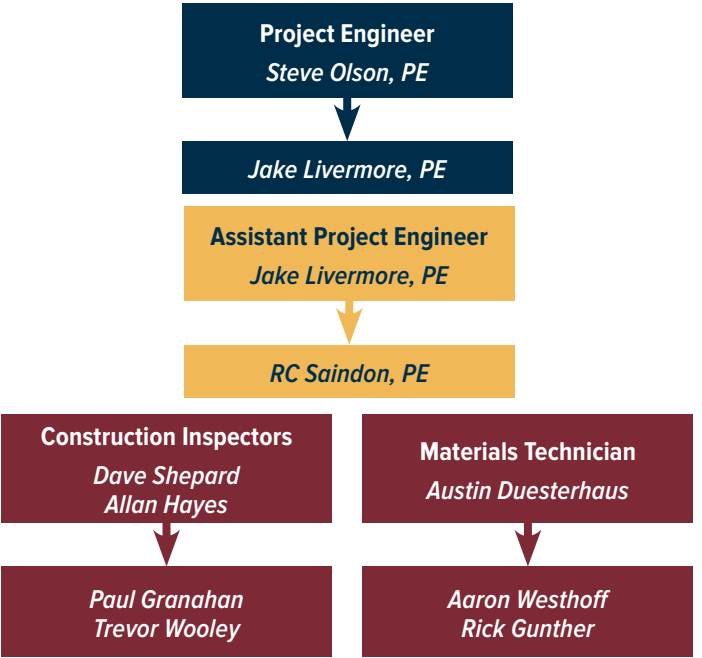
RockSol utilizes P6 to analyze workloads for each of our discipline groups. RockSol has verified our capacity to provide the necessary resources to complete this project in conjunction with our current workload. We have selected staff who will be fully available for this project. Their current projects and availability dates are shown below.

KEY STAFF - CURRENT PROJECT	EXPECTED AVAILABILITY
Steve Olson - I-70 Vail Pass Safety Improvements CP4	January 2026
Jake Livermore - US 6 Clifton Improvements & Roundabout Reconstruction	March 2026
Dave Shepherd - I-70 Glenwood Canyon Bridge & Rail Improvements	Spring 2026
Allan Hayes - I-70 Vail Pass Safety Improvements CP5	Spring 2026

Similar Projects as a Team

RockSol has partnered previously with SGM and Yeh to deliver successful projects. The chart below outlines some of these projects. We have a strong history of teaming with quality subconsultants and developing working relationships across firms to the benefit of our clients.

PROJECTS AS A TEAM	
Mesa County 34-F.9 Bridge Replacement	RockSol, SGM
City of Fruita Mesa Street Reconstruction	RockSol, SGM
CDOT R5 US 160 Pagosa Springs	RockSol, Yeh
CDOT R3 I-70B South Road Reconstruction	RockSol, Yeh



PAST PROJECTS WITH SIMILAR FEATURES & REFERENCES

RockSol works efficiently to provide our clients with quality services. Our dedication to this mission is demonstrated by the fact that 90% of our business is from repeat clientele. Our team puts into practice lessons learned on previous projects to progress and improve our services on current projects. RockSol has experience providing services with similar scopes of work and project settings to those we anticipate with this contract. The projects shown below and on the next page are a few examples of projects for which RockSol has provided construction management, inspection, and testing services. These projects and others demonstrate our ability to assist Local Agencies with state and federally funded project documentation. RockSol specializes in construction management of CDOT and federal managed projects, which typically involve similar scope of work such as bridge replacements, intersection improvements, traffic signals, ITS, earthwork, concrete trails, and HMA paving. RockSol takes pride in ensuring the construction of the project is delivered as the Local Agency intends and also satisfies the procedural intricacies of the state and federal oversight, with the ultimate goal of proper reimbursements from their grant funding.

I-70 VAIL SAFETY & OPERATIONS

CDOT REGION 3

John Kronholm, PE, Project Engineer, 970.328.9963,
john.kronholm@state.co.us

The goal of this \$200+ million project is to address the significant safety concerns and improve the operational issues resulting from steep grades and tight curves along the I-70 Mountain Corridor through Eagle County from MP 180 in East Vail to MP 190 at the Vail Pass Rest Area. The project aims to reduce the interaction of slow-moving trucks, climbing the steep grades and sharp curves, with higher-speed passenger vehicles, which causes very unsafe travel along the west side of Vail Pass. This vital improvement project is the largest project that the Eagle Residency in CDOT Region 3 has undertaken since the original construction of I-70. The RockSol project team has successfully assisted CDOT in delivering three construction packages with two more nearing completion. RockSol has played an integral part in helping CDOT navigate changing scopes of work and sharply rising construction costs over the last 5 years.



US 50 BLUE MESA BRIDGES REPAIR

CDOT REGION 3

Nathan Jean, PE, Montrose Resident Engineer, 970.210.9578,
nathan.jean@state.co.us

This project included emergency work located between MP 136 and MP 140 on US 50 west of Gunnison, Colorado. The repair plan prioritized repairing cracks and critical issues in four areas that posed an imminent risk to structural integrity. This work was part of Phase I repairs to safely expedite emergency vehicles and lighter loads being allowed back onto the bridge first until permanent repairs were completed. Once initial repairs were completed, subsequent phases of construction to further strengthen the structure and allow heavier loads back on the bridge before winter proceeded. The project had a critical milestone to open the bridges prior to Thanksgiving 2024, and the team met this deadline.

“

The engineering services provided to CDOT were responsive, complete, and professionally accomplished. The entire RockSol staff went above and beyond to provide information and document the work in a timely and skilled manner- and helped the whole team with a contractor that pushed production to an extremely fast pace. The project was completed ahead of schedule, and under budget.”

”

GRANT ANDERSON, PE

CDOT Region 3 Resident Engineer, SH 9 Wildlife and Safety Project

34-F.9 BRIDGE REPLACEMENT

MESA COUNTY

Laura Page, PE, Engineering Division Director, 970.255.5031, laura.page@mesacounty.us

This CDOT Local Agency project for Mesa County included funding from both CDOT and federal aid bridge funding. The work consisted of the demolition and reconstruction of the 34 Road bridge. The bridge (StructureMESA-34-F.9A) is located about 400 feet south of the intersection of 34 Road and G Road and crosses over the Government Highline Canal. Multiple utilities were located in this bridge and needed to be transplanted into the new structure. Road closures were required for the entire project. RockSol partnered with SGM to ensure all construction and documentation met CDOT requirements and Mesa County received full reimbursement of funds. During construction the project included a complex change order for the bridge substructure due to plan omissions. Our team successfully supported Mesa County through these change orders to assure the project was delivered on time and within budget.



I-70 EB AUXILIARY LANES, FRISCO TO SILVERTHORNE

CDOT REGION 3

Grant Anderson, PE, Resident Engineer, 303.512.5601, grant.anderson@state.co.us

This project consisted of auxiliary lane addition, widening of two significant bridges, and Exit 205 ramp improvements for I-70 in Summit County. The project included approximately 3 miles of interstate widening to add an auxiliary lane which improved safety and traffic operations between Frisco and Silverthorne. Project work included earthwork, aggregate base course, major structure widening, resurfacing, guardrail, drainage structures, culvert lining, overhead sign structures, game fence, scenic overlook improvement, epoxy pavement marking, and traffic control. RockSol worked as a blended team to provide construction management, inspection and materials testing services for CDOT. RockSol provided an assistant project engineer, two inspectors and a tester. This construction management team provided field inspection of roadway and structures work, including inspection of drilled micropile foundations, driven H-pile foundations, rebar, the forming and pouring of concrete bridge substructure, superstructure and deck, girder erection, earthwork, and over 39,000 tons of hot mix asphalt. Our Rocksol team helped deliver this project on time and under budget.

“

*The Local Agency (LA) Construction Administration process can be difficult to navigate and time consuming to document. Rocksol Consulting Group's support with the materials testing, tracking, and documentation requirements for the 24 Road Trail project significantly alleviated the weight of this burden. **Rocksol Consulting Group has a deep understanding of local agency project requirements. Bringing their expertise to the project team helped ensure that the documentation and grant reimbursement process was seamless. I highly recommend Rocksol Consulting Group's services for any municipality pursuing State or Federal funding that require Local Agency project documentation.*** ”

”

LISA FROSHAUG

City of Grand Junction Project Engineer, 24 Road MMOF

PROJECT APPROACH/ UNDERSTANDING

PROJECT UNDERSTANDING

RockSol understands the City of Glenwood Springs desire to construct a secondary evacuation route connecting South Glenwood Springs to SH 82. The project has long been a priority of the City to improve emergency access. South Bridge will connect SH 82 to Airport Road and Midland Avenue with a new road and a bridge structure over the Roaring Fork River. A new intersection and improvements along the SH 82 corridor are also included in the project.

The City has been awarded a grant from the Federal Highway Administration to fund a significant portion of the project's cost. Along with this grant comes the obligation of the City to follow State and Federal reporting practices. RockSol has a strong history of providing this support to municipalities throughout the state. RockSol's construction management approach is intentionally structured to protect the City's eligibility for federal reimbursement by ensuring documentation, testing, and approvals align with CDOT and FHWA expectations at every stage.

This project will involve significant stakeholder coordination, including with the City staff, CDOT, RFTA, Jackson Ranch, KGWS Summers Airpark, river users, utilities such as Holy Cross Electric, businesses on SH 82 Frontage Road, Airport Road, and Airport Center Road. Some of these agencies assisted with the grant applications that have provided support for the project.

The City is requesting construction management and materials testing services that will follow the CDOT Local Agency process. RockSol, SGM, and Yeh are well-suited for this project, and our team is excited for the opportunity. The following pages outline our approach to construction management and testing on Local Agency projects.

PROJECT CONTROLS

Cost Control

Budget Management | RockSol is committed to providing clients with quality projects—under budget and on schedule—and to keeping them informed of costs-to-date. Bob has extensive experience in controlling construction management costs and utilizing Cost Projection Reports, which track charges and compare budgeted amounts against actual expenditures. On a weekly basis, he will review and manage time to ensure efficient and effective use of resources. Prior to submittal, Bob will review monthly invoices and progress reports for accuracy.

We work closely with our clients early in the project initiation phase to establish a scope and budget that reflects a clear understanding of the project, with specific tasks and corresponding hours identified. Recognizing that materials testing is based on the Contractor's schedule and the City of Glenwood Springs' testing frequency preferences, the budget will be actively tracked as the project progresses.

Controlling Costs | Steve Olson is experienced in tracking and controlling costs on construction projects, and he will ensure all construction costs are justified. Each month, the Contractor's monthly billings will be provided to the City of Glenwood Springs and evaluated for potential overruns and underruns on a monthly basis.

One way to control costs on a project is to closely monitor consultant staffing on projects. We have developed a strong team, scalable to meet the workload without overburdening the project. **On page 23, we outline how our staffing will align with our projected schedule for the project.** Our goal is efficiency in staffing projects.

The City has elected to bring the construction team on early to support final preconstruction activities. **Page 22 outlines critical issues that RockSol has identified at this point of project delivery.** Our team is experienced in development of critical contract documents to help minimize these risks. Through years of project delivery experience the proposed team can help the City of Glenwood balance risk with potential construction cost implications.

During construction, RockSol will proactively identify any issues that may lead to cost increases or schedule impacts and promptly

communicate them to City of Glenwood Springs staff. Proactive communication and with the City and the Contractor will help prevent disputes or claims. Our team will monitor project progress and collaborate with all parties to minimize unnecessary quantity overruns and resolve issues that could impact cost, quality, or schedule. Through consistent enforcement of specifications and a team-oriented approach, we aim to support successful project delivery and protect the City's interests.

Controlling for Schedule and Cost

On the I-70 Vail Pass project, Steve proactively coordinated with project team members to promote cost and schedule savings.

Cost | Steve was able to persuade all parties to use unclassified excavation and on-site rock for sub-grade repairs in-lieu of more expensive risk pool items.

Schedule | Steve worked with R3 Traffic to review specific lane closure variances, to allow for more working time with no impacts on traffic.

Quality Control

RockSol is committed to excellence with an emphasis in quality assurance for all disciplines of service offered to the City of Glenwood Springs. RockSol utilizes a comprehensive QMS to ensure that our services meet or exceed client expectations and that our work is completed correctly the first time. To ensure work is performed in a cost-effective, documented, and controlled manner, the QMS incorporates our Quality Assurance/ Quality Control (QA/QC) program with a focused look at customer satisfaction, planning, and integration into our work processes.

Our services are driven by the culture of quality cultivated here at RockSol. If selected, Dave, our Project Principal, and Bob, our Project Manager, will periodically check in with the City of Glenwood Springs staff to ensure our services meet their quality standards.



PROJECT CONCEPT

RockSol is a leader within Colorado for providing local agencies with support for federally funded transportation projects. RockSol's support ensures local agencies that projects meet reporting requirements thus being eligible for federal reimbursements.

This RockSol team has extensive experience with CDOT Region 3, we know who to reach out to when questions or issues come up. Bob is currently working on a couple of smaller projects with Jason Huddle and Kevin Uptain from the Local Agency Unit. Steve has worked with R3 Staff Bridge, R3 Traffic, Materials, and Finals Unit for last several years. **Bob and Steve both know and have working relationships with Josh Cullen from the Glenwood Springs Residency and can easily facilitate coordination efforts.** Having these relationships and contacts frees up Ryan and Matt to focus on other projects or bigger picture issues.

Our largely local team and deep bench of skilled engineers, inspectors and technicians allows us the ability to staff the project appropriately at any given time. If the contractor ramps up production to achieve a milestone or to keep an item off the critical path, we can bring in additional resources to make sure we have adequate coverage. Conversely, we are able to cut staff as production slows down.

Our core team has strong ties to the Glenwood Springs community and recognizes the importance of this project and what it means to local residents.

Preconstruction Services

RockSol understands that the City would like to get a portion of the Construction Management team on board quickly to assist with several preconstruction activities. This important effort will ensure the project starts on the right path.

As part of our preconstruction services, our team will:

- Develop preliminary construction schedules that reinforce the contract terms for Commencement and Completion Specifications, allowable working days, project milestones, traffic control specifications, and MOT Plans. Multiple alternative schedules may be required to accommodate conditional ROW clearances.
- This project carries elevated risk due to design evolution. Early plan review by the construction management team reduces change orders.

- Perform constructability reviews to identify risks and or conflicts with MOT phasing, traffic control, and environmental constraints.
- Evaluate phasing options for utility, access, and right of way constraints.
- Provide value engineering assessments to determine if there are contract terms that can save this project time or budget.
- Conduct early Contractor outreach to ensure the best bids.

Constructability Review

Plan Review | Given the project's long development timeline, RockSol provides an independent constructability review that will focus on identifying ambiguities that could lead to change orders or schedule impacts during construction. We will evaluate the likely methods of bridge girder delivery, crane locations, and bridge erection.

Value Engineering | Our team's seasoned engineers have been involved in detailed value engineering processes. While we understand that this project will not require a full value engineering study, we will review significant items that could still be implemented, such as identifying strategies and opportunities for up-cycling of excavated materials for on-site processing into Aggregate Base Course and Structure Backfill. To reduce risks of overruns, we will perform an independent quantity takeoff.

Schedule Review | While the official project schedule will be prepared and owned by the construction contractor, an initial reasonable schedule will need to be prepared by the CM team to guide the project's contract time. Too short of a contract time can lead to significant risks to both the Contractor and the City. Too long a time leads to inefficient construction and public dissatisfaction. Both of which can lead to unnecessary cost increases. There are currently many questions on the phasing of the project. The team will also review details such as Region 3's Lane Closure Policies to evaluate impacts to the schedule.

Contractor Outreach | The City will want to make sure the project is on the radar of as many contractors as possible, this will lead to a competitive bidding process and result in the best price for the City. We will coordinate with WCCA to identify prime contractors, subcontractors, and suppliers.

Critical Issue: Contract Documents

The 95% Contract documents can be improved and updated with input from the CM Team. Clarifying language can be made to multiple Project Special Provisions for Method of Measurement, and Basis of Payment. These changes will eliminate conflicting language and ambiguity, and lower risk of cost overruns.

The Commencement and Completion and Traffic Control specifications can be enhanced to clarify constraints desired by City, CDOT, or other stakeholders. Public Information Management specification can be added to the project to clarify the expectations of the Contractor for stakeholder communications. Addition of a ticket taker Specification will reduce CM Costs. Defining a minimum pavement sections for the Detour Pavement and surfacing requirements of the RFTA trail should reduce risk of failing detours.

Construction Initiation Services

Initial Coordination | Our team will work directly with City of Glenwood Springs staff to confirm the project scope, expectations, and deliverables. Steve Olson will lead any necessary refinements to team assignments or scope of services, with support from Bob Yost and Dave Eller, to ensure full compliance with CDOT Local Agency requirements and project goals.

Preconstruction Conference | Following the award of the construction contract, Steve will coordinate with City of Glenwood Springs staff to schedule the Preconstruction Conference with the contractor, City staff, and CDOT representatives. Steve and Jake Livermore will prepare the preconstruction agenda, facilitate the meeting if requested, and document the proceedings by drafting meeting minutes in compliance with CDOT and City of Glenwood Springs requirements.

Communication | RockSol understands that effective communication between field personnel, office staff, and the City is essential to the successful delivery of any construction project. As a construction management team specializing in inspection and testing services, we prioritize clarity, timeliness, and thorough documentation in all project communications. Our proactive approach fosters early issue identification, efficient response coordination, and consistent progress to keep projects on schedule and within budget. We recognize that success begins with strong communication and the establishment of trust, key elements that enable our team to work collaboratively with all project stakeholders to achieve shared goals.

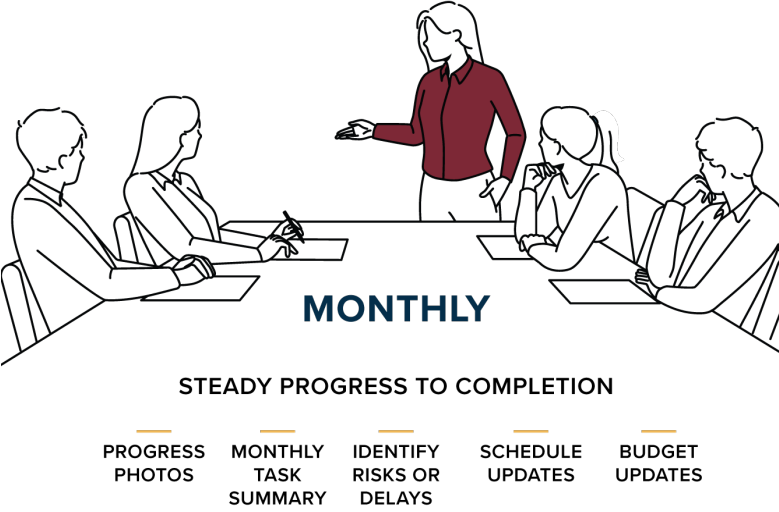
Our Project First approach emphasizes early identification and escalation of potential issues so the City is never surprised by schedule, cost, or compliance impacts. RockSol will proactively translate technical and construction risks into clear, decision-ready information so City leadership can make informed choices without having to interpret technical documentation. RockSol has successfully used risk mitigation tools such as Risk Registers and Escalation Ladders to proactively identify and resolve potential issues before they become disputes or claims.

Office Assistance and Administration

Contract Administration, Coordination, and Progress

Meetings | RockSol will provide structured administrative support for all project communication and documentation, with a focus on meeting CDOT Local Agency documentation requirements. We will manage, at a minimum, weekly project meetings with the City of Glenwood Springs, the Contractor, and CDOT. These meetings will include prepared agendas and documented minutes, and will serve as a forum to review project progress, resolve issues, track action items, and coordinate information needs to keep the project on schedule and in compliance with all requirements.

Shop Drawings and Submittals | Steve, Jake, and Cindy will prepare and maintain detailed logs to track the review of shop drawings by the Engineer of Record. They will ensure that all submittals are processed and distributed in a timely manner, with clearly documented review dates. We will monitor this process closely to maintain compliance with the project schedule and specifications and ensure efficient communication.



Interpretation of Drawings and Specifications/RFIs | Steve will log and track the receipt of all Requests for Information (RFIs). He will prepare responses directly or route RFIs to the appropriate party, ensuring timely follow-up and resolution. All RFIs and their dispositions will be documented in a centralized tracking system to support accountability and responsiveness. Any field revisions resulting from RFIs will be evaluated for potential change orders, with responses and revisions promptly distributed to the Contractor, the City of Glenwood Springs, and other affected stakeholders.

Change Order Administration | Steve will support the City in negotiating and drafting any change orders, coordinating closely with City of Glenwood Springs staff, the Contractor, and CDOT Local Agency representatives. RockSol will prepare all required documentation in compliance with CDOT standards, including the CDOT change order Form 90 and the associated Letter of Explanation and Independent Cost Estimates. Steve brings extensive experience in developing CDOT change orders in accordance with project specifications and the CDOT Construction Manual. His familiarity with cost justification strategies helps streamline the documentation process and minimize delays associated with Change Management Orders (CMOs). Cindy will provide expertise to review and ensure all change orders meet requirements.

Review Payment Requests | Steve will oversee field verification of quantities, with support from Jake, to ensure compliance with specification requirements. He will review, compare, and certify the Contractor's monthly payment requests against independently measured field quantities to confirm accuracy and justification. Steve and Cindy will ensure that all required documentation for Materials,

Environmental Product Declarations, EEO/Civil Rights (as detailed in the Civil Rights Documentation section), Payment Records, and Project Schedule Updates are complete and compliant. Once verified, he will promptly provide a payment recommendation to the City of Glenwood Springs. In addition, Steve will monitor the project budget and maintain a monthly over/under quantities log to support financial tracking and transparency throughout the project.

Project Documentation | Cindy, Steve, and Jake will maintain complete and organized project files in accordance with all federal-aid requirements. Documentation will include daily diaries (Form #103), payment documentation (Form #266), project photo logs, materials testing results, civil rights compliance records, construction-related communications and decisions, memorandums to and from the Contractor and the City of Glenwood Springs, traffic control issues, change orders, shop drawings, and more.

The team will ensure that all construction documentation meets the standards outlined in the CDOT Local Agency Desk Reference, the Field Materials Manual, and the City of Glenwood Springs's internal procedures.

Throughout construction, we will track and verify materials documentation, including Certificates of Compliance (COCs), Certified Test Results (CTRs), and Buy America/Build America requirements to protect the City's eligibility for federal reimbursement. Detailed procedures for materials testing, documentation, and final certification are described in the Quality Assurance Materials Testing section. **We have a history of working with the Region 3 Finals unit and are keenly aware of how they like to see these submittals and project books.**

Local Agency Construction Oversight

RockSol has extensive experience with the **CDOT Construction Oversight Checklist** for Local Agency Projects. The checklist is used to guide our construction engineers and managers through the Local Agency documentation process. With this checklist, a portion shown below, our team will ensure that all Local Agency requirements are satisfied.

CONSTRUCTION OVERSIGHT CHECKLIST FOR LOCAL AGENCY PROJECTS					
Local Agency -					
Project # /Project Name -					
Project Code -					
Local Agency Construction Documentation		Date Received / Reviewed by CDOT Staff	When to submit to LA Coordinator	Reference	Comments
Copy Needed in CDOT Project File (X)		Administrative			
Distribute Award Plans and Specifications	X		PreCon	LA Manual page 7-10, #7.10. 3 set of Plans, 11" x 17", Contract Documents and Construction Specifications, 4 sets of Plans if project has structure. 1 set of Signed and Sealed Plans, 11 "X 17", Contract Documents and Construction	Alternative: 1 set of signed and sealed plans (11"x17"), Contract Documents and Construction Specifications and 1 electronic version of the signed and sealed plans (11"x17"), Contract Documents and Construction Specifications
Materials Testing Schedule -Form 250	X				Provided by CDOT
Independent Assurance Testing Schedule - Form 379	X				Provided by CDOT
Notice to Proceed to the Contractor	X		PreCon		LA to send to LA Coordinator when NTP is issued
Pre-Construction Meeting	X			https://www.codot.gov/business/designsupport/bulletins_manuals/cdot-construction-manual/agenda-forms	Possible attendees if in CDOT Right of Way - Maintenance - Traffic Operations - Resident Engineer - Environmental
Pre-Construction Meeting Minutes	X			LA Manual page 8-2, #8.3 Preconstruction Conference	Complete copy of agenda and minutes should go out to each attendee for review
Form 1378	X		PreCon	Standard Specification 105.24f	Verify Form 1378 was completed. (Contractor Selection of Litigation or Arbitration)
Emergency Notification Information	X		PreCon	Template in LA filing system	Phone list of Project Personnel's contact information. If on State system LA Coordinator will distribute to applicable internal CDOT staff.
Initial work schedule bar chart or critical path method schedule and methods statements	X		PreCon	LA Manual page 8-4, #8.3.11, Standard Specification 108.03	Must be accepted by LA PE prior to work beginning

Site Coordination and Safety Compliance | Coordination with adjacent property owners, utilities, and other project stakeholders will be a key component of this project. RockSol will actively support the City of Glenwood Springs and the Contractor in ensuring all work near existing infrastructure is executed safely and in accordance with applicable guidelines. Our team is experienced in managing access limitations, avoiding encroachments, and upholding safety and communication protocols in complex, multi-stakeholder environments. Should any unforeseen coordination issues arise during the project, RockSol is fully prepared to support required communication and documentation efforts with all impacted parties, including, Holy Cross Energy, Jackson Ranch, KGWS Sumers Airpark, and other utility providers or adjacent businesses.

Public Information Coordination | RockSol will review the Contractor's weekly schedule, including upcoming inspection and testing requirements, and will work closely with the City's public information team to ensure timely notification to the public and businesses in the nearby area.

Civil Rights Documentation | Cindy will lead the RockSol team in collecting and managing all required civil rights documentation. We understand that LCPracker and B2GNow will be used by CDOT and the Contractor to track subcontractors and certified payrolls. Cindy is trained and experienced in these platform to provide the required verifications. Our team will also ensure the on-site bulletin board is compliant and that all civil rights documentation is submitted, reviewed, and filed accurately and on time. In addition, we will track CDOT Form #205 (Permits to Sublet) for all subcontractors to ensure timely submission and accuracy. RockSol staff will conduct all required Contractor employee interviews.

Permits and Environmental Compliance | The RockSol team will support the City of Glenwood Springs to ensure compliance with the FONSI Mitigation Measures (Table 4-14 Summary of Mitigation Measures), and Permit Requirements (Table 4-13 Summary of Permits Required). We familiarize ourselves with mitigation responsibility



assigned to the Construction Project Managers and coordinate with the Contractor and stakeholders to implement the mitigation activities. We will review the necessary permits the Contractor will need to progress work and ensure these are approved before commencing construction. We will assist with stormwater inspections and coordinate closely with the City to ensure adherence to applicable regulations and permit conditions. Our team will verify that erosion control plans remain current and that all Best Management Practice (BMP) devices are properly installed, maintained, and functioning as intended to protect adjacent properties and water resources. RockSol will ensure Contractor complies with SWMP requirements, including weekly and monthly inspections.

Field Observation

Construction Inspection | Both prior to and during work on major items, Dave Shepard and Allan Hayes will perform field construction observations and inspections to ensure the project is constructed in full compliance with the approved plans, specifications, and applicable standards. RockSol is committed to delivering a high-quality project that meets the expectations of the City of Glenwood Springs while also adhering to CDOT, FHWA, and CDOT Local Agency requirements as outlined in the applicable manuals.

Local Agency Construction Oversight

On previous CDOT Local Agency projects, RockSol developed a comprehensive spreadsheet utilizing the bid tabulations to track quantities and cost projections. This spreadsheet included the bid quantities and bid prices, and it established a method to track what was paid month to month. Each estimate had a subsequent tab in the file for quick reference which would be packaged with a CDOT Form 266 for documenting compliance of the work with the contract and payment quantity. Utilizing this methodology for quantity tracking improved the efficiency of the Project Engineer to track the cost of the project and communicate the status of the project with the owners, ultimately saving time and effort when finalizing the project.

Line Number	Item NO.	DESCRIPTION	Previous QTY Paid	QTY This Period	QTY to date	UNIT	UNIT PRICE	Perviously Paid	This Period	Paid to
0005	201-00000	Clearing and Grubbing	0.00	0.00	0.00	LS	\$ 25,000.00	\$ -	\$ -	\$ -
0010	202-00010	Removal of Tree	0.00	0.00	0.00	EACH	\$ 970.00	\$ -	\$ -	\$ -
0015	202-00019	Removal of Inlet	0.00	0.00	0.00	EACH	\$ 890.00	\$ -	\$ -	\$ -
0020	202-00035	Removal of Pipe	0.00	0.00	0.00	LF	\$ 24.00	\$ -	\$ -	\$ -
0025	202-00090	Removal of Delineator	0.00	0.00	0.00	EACH	\$ 10.00	\$ -	\$ -	\$ -
0030	202-00180	Removal of Concrete	0.00	0.00	0.00	SY	\$ 14.00	\$ -	\$ -	\$ -
0035	202-00190	Removal of Concrete Median Cover Material	0.00	0.00	0.00	SY	\$ 13.00	\$ -	\$ -	\$ -
0040	202-00200	Removal of Sidewalk	0.00	0.00	0.00	SY	\$ 4.40	\$ -	\$ -	\$ -
0045	202-00201	Removal of Curb	0.00	0.00	0.00	LF	\$ 20.00	\$ -	\$ -	\$ -
0050	202-00203	Removal of Curb and Gutter	0.00	0.00	0.00	LF	\$ 2.60	\$ -	\$ -	\$ -
0055	202-00220	Removal of Asphalt Mat	0.00	0.00	0.00	SY	\$ 6.00	\$ -	\$ -	\$ -
0060	202-00240	Removal of Asphalt Mat (Planing)	0.00	0.00	0.00	SY	\$ 4.70	\$ -	\$ -	\$ -
0065	202-00250	Removal of Pavement Marking	0.00	0.00	0.00	SF	\$ 1.90	\$ -	\$ -	\$ -
0070	202-00405	Removal of Pedestrian Bridge	0.00	0.00	0.00	EACH	\$ 10,700.00	\$ -	\$ -	\$ -
0075	202-00810	Removal of Ground Sign	0.00	0.00	0.00	EACH	\$ 100.00	\$ -	\$ -	\$ -
0080	202-01000	Removal of Fence	0.00	0.00	0.00	LF	\$ 0.60	\$ -	\$ -	\$ -
0085			0.00	0.00	0.00					

In addition, RockSol will prepare and maintain the required Weekly Time Counts (CDOT Form #263 for Calendar Days) to support accurate tracking of contract time.

RockSol also has qualified staff to provide precast inspection for the wall panels and deck panels if needed.

Maintain Accurate Notes | Dave and Allan will maintain accurate and detailed daily logs, supplemented with regular photo documentation to track field activities. Payment documentation will include preparation of the Inspector's Progress Report (CDOT Form #266), capturing measured quantities of pay items in accordance with the measurement and payment specifications for each item. They will regularly collect and review scale tickets and other required backup documentation. We will compile interim quantity measurements for each monthly pay estimate and prepare final measurements with supporting documentation promptly upon completion of each item. Cindy will provide interim quality reviews of these.

RockSol will also assist the City of Glenwood Springs in preparing the necessary documentation for CDOT Requests for Reimbursement (RFRs). Our team is highly experienced in generating thorough, timely inspection and payment records to meet these requirements.

Monitor Compliance with Project Procedures | RockSol staff are highly familiar with standard construction industry practices and hold the necessary certifications to perform all construction management and inspection tasks in accordance with federal regulations and CDOT Local Agency requirements. With years of relevant experience and a strong commitment to quality, RockSol consistently upholds the highest standards of construction oversight. The City of Glenwood Springs can rely on our team to deliver thorough, compliant services from preconstruction through project closeout.

Non-Compliance with the Contract Plans and Specifications |

As part of project documentation and oversight, our staff will provide the Contractor with both verbal and written notifications of any work found to be out of compliance with project specifications or standards. We will ensure that the City of Glenwood Springs is promptly informed of such issues and will follow up with the Contractor and City staff in a timely and consistent manner. Outstanding concerns will be tracked and addressed during regular construction progress meetings to ensure resolution and maintain accountability.

Traffic Control Oversight | RockSol staff will perform daily observations of traffic control setups to ensure compliance with

approved MHTs, plans, and safety standards. We will review Method of Handling Traffic (MHT) submittals for conformance and coordinate with the City of Glenwood Springs and the Contractor to address any issues or deficiencies. Our team will support the City in ensuring that all traffic control measures meet project, CDOT, and federal requirements. All MHT reviews will ensure compliance with the contract and CDOT Region 3 Lane Closure Policies.

Quality Assurance Materials Testing

Fully Certified Personnel and Laboratory | Our materials technician, Austin, holds all necessary certifications for the field testing he will perform on this project. Any laboratory testing not conducted on site or in the field lab will be completed at Yeh's local laboratory in Glenwood Springs, which is inspected by CDOT in accordance with CP 10. **The local lab will provide cost savings by replacing the need for a Contractor-supplied Field Laboratory.** RockSol ensures seamless coordination and communication throughout the project. If additional testing support is needed, we have qualified staff readily available.

Documentation | Cindy, Austin, and Aaron will collect all required materials testing forms, summary sheets, source documentation, and worksheets from the Contractor and complete them in accordance with the CDOT Field Materials Manual, specifically following procedures outlined for Local Agency projects. Austin will cross-reference the City of Glenwood Springs's materials testing requirements with CDOT standards and ensure the most stringent requirements are met. To support organized documentation and meet CDOT requirements, the team will develop electronic materials folders for each pay item, following the CDOT Materials Manual for Local Agency Projects. These folders will include all applicable forms, test summaries, source records, and supporting documentation.

Materials Testing services are listed below:

- Prepare electronic materials folders populated with all required documentation in accordance with CDOT's Local Agency Projects folder structure, including all applicable forms, test results, source documentation, and summary sheets.
- Complete CDOT Form #250 (form initiated by CDOT and populated by the tester to list all required project documentation). Our team will track materials used on the project, the number of tests performed, and complete all associated forms used to record test results. Form #250 will be continuously updated as tests are completed, including form numbers as required, and will be stamped by Clint Moyer, PE, with Yeh upon finalization. If material quantities change for any reason, these changes will be reflected in the updated Form #250, and testing frequencies will be adjusted accordingly to maintain compliance with CDOT Local Agency requirements.
- Review concrete and asphalt mix designs, prepare the necessary CDOT forms for submittal, and coordinate with CDOT and the City of Glenwood Springs for approval. RockSol will also collect all other required materials documentation, including truck tare weights, concrete truck mixer certifications, and scale certifications, to ensure full compliance with project specifications and applicable standards.



- **Buy America and Build America Documentation:** Yeh and RockSol staff will review documentation for all applicable products as specified in Revision of Sections 101 and 106 – Buy America and Build America. These requirements, incorporated into the project specifications, will be enforced to ensure that all manufacturing processes and materials comply with federal funding requirements and are accompanied by the necessary certifications and documentation.
- **Perform Project Acceptance Samples and Tests** in accordance with the CDOT Field Materials Manual and the City of Glenwood Springs's standard testing frequencies. Austin Duesterhaus will perform the materials testing.
- **Materials Out of Compliance:** The team will report any material found to be out of compliance with the specifications to the City of Glenwood Springs and the Contractor within 12 hours of the failing result and follow up as needed. Our staff have experience calculating price reductions or identifying when materials should be rejected due to out-of-specification results. All price reductions will be documented and reflected in the Contractor's pay applications, in accordance with CDOT and City of Glenwood Springs standards.
- **Collect and file Certificates of Compliance (COCs), Certified Test Results (CTRs), and Quality Management Lab (QML) verifications** to meet all CDOT Local Agency requirements, and prepare Field Reports or CDOT Form #157s, as needed.
- **Independent Assurance Testing (IAT)** is used to verify the project tester's procedures and is based on project quantities. While it is not yet confirmed whether IAT will be required on this project, CDOT will prepare and issue Form #379 to identify which IAT tests, if any, are needed. Steve will coordinate with City of Glenwood Springs staff and CDOT to facilitate this effort, if required.
- **Final Materials Testing Forms:** There are several forms and checklists to be completed at the end of the project. Yeh and RockSol are familiar with these requirements and will complete them for this project. Examples include the Explanation of Exceptions, CDOT Form #473/474, and the completion and PE stamp on CDOT Form #250. All final documentation will be coordinated with the City of Glenwood Springs and CDOT for final audit approval.
- **Aaron Westhoff, Lab Manager,** will review all documentation for contract compliance periodically throughout the project and prior to final materials submittal to CDOT.

Project Close-Out and Acceptance

As the project nears completion, Steve and Jake will work with the City of Glenwood Springs and the Contractor to prepare a final punch list of repairs, cleanup items, and outstanding documentation to close out the project. Once all work on the punch list is complete, a final inspection will be scheduled with the Contractor, City of Glenwood Springs, and CDOT. The inspection will occur prior to the City's issuance of substantial and/or final completion documents to the Contractor.

Cindy will review all Local Agency Process-related documentation during the project and near the end to ensure the project meets the CDOT Local Agency Manual requirements. RockSol will work with the City of Glenwood Springs to prepare and submit the interim and final RFRs to CDOT at the end of the project.

Our project team has extensive experience with the CDOT Local Agency requirements to administer and close out projects that include federal funding. Taking time to collect documentation throughout the construction process will reduce delays during closeout. Cindy will conduct periodic reviews with the team to ensure accuracy and completeness.

RockSol is fully committed to ensuring our construction services team has the resources necessary to provide the highest quality services for the City of Glenwood Springs.

Understanding Federal-Aid Projects

RockSol team members have significant experience assisting municipalities with the administration of state and federally funded projects under CDOT oversight. Many of our staff come from backgrounds managing projects with federal funding and possess deep knowledge of the challenges that Local Agencies often face when navigating CDOT requirements, processes, and reviews.

RockSol currently has active Task Orders with CDOT Regions 1, 3, and 4 to serve as an extension of CDOT staff, providing Local Agency federal oversight. Through this work, Steve and Bob stay up to date with CDOT and FHWA requirements, ensuring that all documentation and procedures are met and that work is executed efficiently.

Our staff understand when to check in with CDOT and recognize when there may be alternative, compliant approaches to resolving issues that arise throughout the course of a project.



PROJECT CRITICAL ISSUES

Our team has visited the project site and reviewed the details outlined in the RFQ documents. From this information, we have noted some critical issues below.

1

Airport Coordination

Ensuring the Contractor is communicating in a timely manner and coordinating shutdowns with KGWS Summers Airpark is critical to multiple activities, especially the construction of the A-2 Wall and Airport and Airport Center Roads. The Airport Manager, Amy Helm, will be invited to weekly progress meetings and sent weekly updates with 3 week look ahead schedules. If needed, we will conduct weekly meetings specific to Airport Operations.

2

Unclassified Excavation (Special)

The earthwork is unbalanced, and 33,000 plus CY need to be exported/wasted off-site, and most of the embankment material on the east side of the river will need to come from the west side of the river. There are 2-3 acres of City property adjacent or within the project limits that may be suitable for short term stockpiling and processing of material. Completion of the bridge is critical to minimizing handling costs and to exporting the material without using Airport Road, Midland Avenue, and 27th Street Roundabout. We will work with the Contractor and the airport to establish horizontal clearance requirements, as well as vertical constraints. We will work with the Contractor to develop and evaluate alternatives that expedite the use of the bridge as a haul road, and minimize/reduce truck traffic on City roadways.

3

River User Coordination

Construction of the Bridge over the Roaring Fork River will require river shutdowns. River shutdowns will need to be planned and communicated in advance. Coordination with commercial rafting and fishing outfitters, and the general public will require extensive efforts by the Contractors PIM. River flaggers may be required at the Carbondale, and West Bank Boat Ramps, as well as pullouts closer to the bridge.

4

CR 154 Intersection, Walls, and Signals

This intersection is an early activity. The exiting span wire signal will need to remain operational until new signal mast arm are installed. New signal caissons need to be installed prior to wall D-1 construction and there is limited room for construction of the signal caisson and Walls D-1 and D-2. The construction of intersection walls and signals will require use of one-lane closures and coordination with Region 3 Traffic.

5

Contractor's Ground Improvement Design

The Contractors Ground Improvement design and construction is the controlling activity early in the project. The completion of the ground improvement allows for RFTA Underpass, and Walls B-1 to B-4 to progress and provide improved access to areas on the east side of the Roaring Fork River. The RockSol team includes Yeh which will allow for improved coordination and timely review of submittal, shop drawings, QC Processes and testing information.



6

Wall Construction

There are 9 walls on the project using 4 wall types: CIP, MSE, Soil Nail, and Soldier Pile. Wall heights reach 35 ft, and some require a Type 9 Guardrail to protect the toe. Many walls will be critical or near the critical path, including Wall A-2, the largest wall, whose excavated materials are needed for fill on other walls or roadway embankments. Wall construction will run concurrently with other activities, requiring multiple inspectors.

7

Traffic Impact Mitigation

Maintaining traffic flows on SH 82 will be challenging, and our team will assist in mitigation impacts. The 2025 AADT is 27,641 VPD, and following the Contract requirements and the CDOT R3 Lane Closure Strategy is critical to minimizing impacts, especially during peak hours. Holding the Contractor accountable for lane closure violations needs to be done early to establish expectations. Working with the Business Owners on SH 82 Frontage Road, and coordinating with CDOT Region 3 to close the footage road east of the Airport Road Interchange will expedite the construction of the eastern portion of the Airport Road and SH 82 Intersection. Completing Drainage and Utility Crossings at nights or on weekends will require enhanced coordination. Working behind barrier will improve safety for workers and traveling public.

8

Utility Coordination

Most of the private utilities require the Utility Company to design and construct prior to project construction. During preconstruction, we will update the Utility Specification and Plans with current contracts, improving communication and coordination with all utilities, including irrigation companies. The team will also identify required utility milestone completion dates. Jake will serve as the Utility Lead, bringing an extensive background in utilities, including along Midland Avenue.

9

Right of Way Clearance

Construction access to the Jackson Ranch property is required to advance work on the SH 82 Corridor, the RFTA Train, and Airport Road and Airport Road and SH 82 Intersection. If it is not available, we will work with the Contractor to evaluate schedule modifications to advance the project, while concurrently waiting on final right of way clearance, and possibly long lead items.

10

Long Lead Items

Our team brings extensive experience working on projects with long lead items, including girders and traffic signal poles. We will coordinate closely with the Contractor and monitor the schedule for these items to ensure work progresses.

11

Irrigation Ditch Coordination

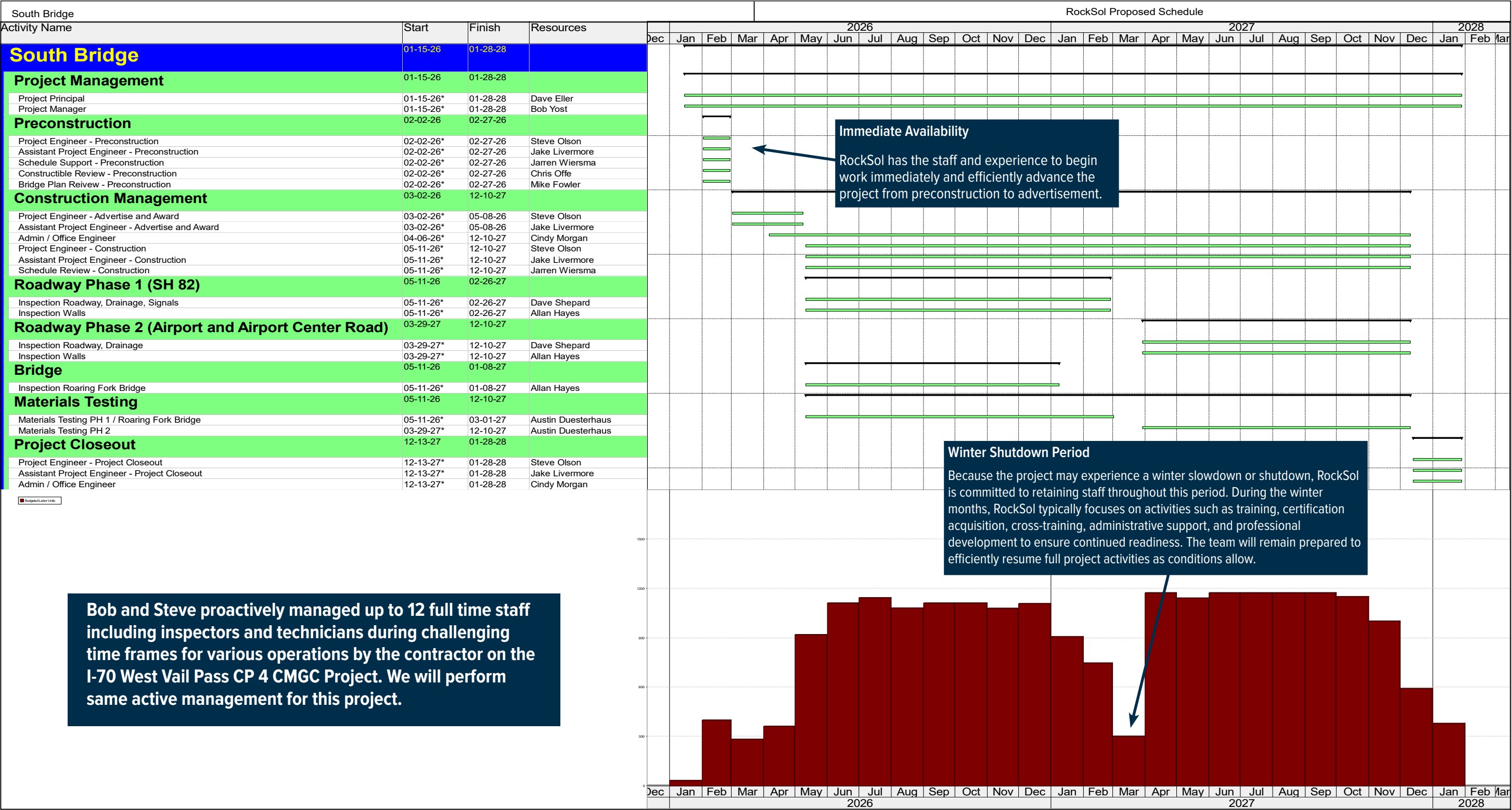
We understand the project will require coordination with irrigation providers and users, including Thompson Glen and Glenwood Ditch. Our team will identify and coordinate modifications to the Project Special Provisions to identify the constraints.

PROJECT SCHEDULE & RESOURCE LOADING

The graph illustrates our ability to scale our team up or down as project demands evolve—bringing in key personnel during high-activity phases and adjusting resources as needed during slower periods. This ensures we maintain efficiency and responsiveness throughout the project.

Steve and Bob will be actively looking ahead to anticipate staffing needs based on upcoming schedule milestones and Contractor progress. Their forward planning ensures we consistently provide the right expertise at the right time, aligning resources with critical path activities and maintaining project momentum. This proactive staffing strategy allows RockSol to adapt quickly and support both City of Glenwood Springs and the Contractor throughout the life of the project.

We have developed this schedule based on our knowledge of the typical schedule for construction management services for similar projects. We understand that the construction schedule is subject to the Contractor. Our team will provide careful reviews of the Contractor’s schedules to ensure milestones are feasible and the logic is sound.





GRAND JUNCTION OFFICE

566 West Crete Circle, Unit 2
Grand Junction, CO 81505

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DENVER METRO OFFICE

12076 Grant Street
Thornton, CO 80241

T: 303-962-9300

F: 303-962-9350



 **RockSol**

 **egis**
GROUP



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item:	Award Request for Proposal 2025-39P; Coach Miller Drive and 14th Street Construction
Action Requested:	Award Request for Proposal (RFP) 2025-39P; Coach Miller Drive and 14th Street Construction to Timber Wolf Excavating, LLC (TWX) out of Brighton CO per bid amount of \$2,119,025.00.
Department:	Engineering
Presented By:	Ryan Gordon
Strategic Goals:	Provide Efficient and Responsive City Government Preserve and Improve Infrastructure Protect and Preserve our Quality of Life Generate Sustainable Economic Development Ensure Public Safety
Background Info:	The City is proposing to construct improvements to Coach Miller Drive and 14th St. The purpose of the project is to improve pedestrian and vehicular safety, improve access to the high school, parks and nearby businesses and to upgrade underground utilities. The improvements will include: 1. Construct missing sidewalk connections between the Lone Tree/dog park parking area to the high school along Coach Miller Drive. New pedestrian connections will be made at Pitkin Ave and 14th St/Coach Miller Drive. 2. Install new waterline from Park Drive to Pitkin Avenue including additional fire hydrants. 3. Construct curb and gutter and stormwater piping along Coach Miller Drive for drainage. 4. Fully rebuild and replace Coach Miller Drive from Park Drive to Pitkin Ave, mill and overlay 14th St from Pitkin Ave to Grand Avenue and construct concrete pavement at the intersection of 14th St and Grand Avenue. The parking at Lone Tree park will be paved. 5. Reconfigure the entrance to the high school to align with Pitkin Ave and reconfigure the entrance/exit at Jimmy Johns. 6. The project will include water and sewer connections for future improvements at the athletic fields and infrastructure for future raw water use at the high school.
Issues:	There are multiple safety concerns and utility upgrades that this project will address. 1. There are no sidewalks along Coach Miller Drive and students, trail users and pedestrians frequently walk on the road creating a safety hazard. 2. The entrance to the high school is offset from the intersection of Pitkin Ave and Coach Miller Drive which causes traffic congestion. 3. Coach Miller Drive does not have curb and gutter nor adequate drainage infrastructure which creates drainage issues and has contributed to the roadway failing between Park Drive and Pitkin Ave. 4. The waterline runs through the high school campus and if repairs or maintenance is required, there would be significant disruptions and impacts to the school.
Fiscal Impact:	The City is applying for a Tier 1 DOLA grant, which if the project is selected, would be for \$200,000 related to the proposed stormwater and drainage infrastructure. The City has budgeted for the entire project amount and if we are not successful with the DOLA grant the project will still proceed. Assuming no grant funding, the project will be paid using Street/Infrastructure Fund for approximately \$1,618,338.42 and the Water Fund will pay for \$500,636.58; DOLA funding would be applied to the Street/Infrastructure Fund amount.

The City received four bids for the project ranging from \$2,119,025 to \$2,412,082.07. The low bid is

within the budgeted amount. The low bid had a mathematical error that resulted in their bid being low by \$71,500. This error does not change who is the low bidder.

Legal Review: Legal will review the contract language.

Staff Recommendation: Staff recommends Award Request for Proposal 2025-39P; Coach Miller Drive and 14th Street Construction to TWX per bid amount of \$2,119,025.00



634 COUNTY ROAD 23 1/2
BRIGHTON, CO80603
PHONE:970-294-5804
DAN@TWOLFX.COM



Bid Proposal Submitted to:

City of Glenwood Springs
Procurement Department

Jan 14, 2026 @ 2:00 PM

**Coach Miller Drive
and 14th Street
Construction**

PROJECT #: 2025-39P



Timber Wolf Excavating, LLC.

PO Box 636

Broken Arrow, Oklahoma 74013

office:(918)355-7458 fax:(918)355-8832

City of Glenwood Springs

1/14/2026

TWX Colorado, dba Timber Wolf Excavating presents the following documents as qualification for the upcoming projects:

Coach Miller Drive and 14th Street Construction

Dan Jessop: Colorado Regional Manager

Primary Contact information:

Phone: (970) 294-5804

Email: Dan@twolfx.com

Jackson Jessop: Managing Member

Contact information:

Phone: (918) 284-1566

Email: Jackson@twolfx.com

Colorado Office:

634 County Road 23 ½

Brighton, CO 80603

Corporate Office:

520 N 45th place.

Broken Arrow, OK 7401

Timber Wolf Excavating is Certified with CDOT and in Good Standing with the Colorado Secretary of State

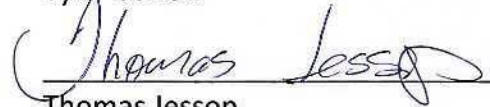
Consent of Members

The undersigned, being all the Members of Timber Wolf Excavating, an Oklahoma Limited Liability Company, hereby authorize, consent to, approve and ratify the execution by Jackson Jessop on behalf of Timber Wolf Excavating, LLC of bid proposals, contracts, affidavits and related documents in connection with this project.

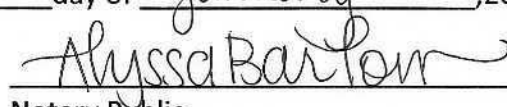
Date January 14, 2026


Jackson Jessop

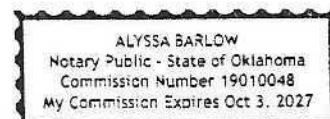

Tyler Barlow


Thomas Jessop

Subscribed and sworn before me this 14 day of January, 2026.


Notary Public

My Commission Expires: Oct. 3, 2027





Timber Wolf Excavating, LLC.

PO Box 636

Broken Arrow, Oklahoma 74013

office:(918)355-7458 fax:(918)355-8832

EARTHWORK * UTILITIES * STORM SEWER * CONCRETE

“We find the Solutions”

Timber Wolf Excavating was established in October 2001 and based in Broken Arrow, Oklahoma with a local office in Brighton, Colorado. We are pleased to confirm our commitment to the General Construction of Water Line Replacement Project and to providing the resources, personnel, and expertise necessary to successfully complete the scope of work outlined.

Our company specializes in all phases of site development and earthwork construction with a particular focus on water infrastructure projects. We distinguish ourselves through our solution-oriented management approach, state-of-the-art equipment, and proven ability to maintain accelerated schedules without compromising quality or safety standards.

With over 250 employees, Timber Wolf Excavating has successfully completed numerous water line projects for municipalities throughout our service area—consistently meeting deadlines and often finishing ahead of schedule. Our project leadership team includes certified equipment operators, experienced estimators and superintendents, project managers with 20+ years of specialized experience, and managing members with extensive backgrounds in earthwork and utilities. Our leadership team brings decades of hands-on experience in both open cut water pipeline installation and trenchless water-main rehabilitation, ensuring comprehensive project expertise from planning through completion.

Safety is integral to our operations. Our comprehensive safety program is designed to ensure every employee returns home safely each day. As a testament to our commitment, **Timber Wolf Excavating maintains a spotless safety record with zero OSHA citations.** We integrate safety protocols into every aspect of our work process, making it an essential component rather than an afterthought.

Our quality control program combines comprehensive employee training with industry best practices and experienced field supervision. Through continuous inspection and testing protocols, we consistently deliver final products that meet and exceed industry standards.

We are fully committed to adhering to all contract requirements, safety regulations, project timelines, and technical specifications as outlined in your project documents. Our team is prepared to begin work immediately upon contract award and will dedicate the necessary resources to ensure successful project completion. We look forward to the opportunity to discuss how Timber Wolf Excavating can contribute to the success of your project.



Proposal to City of Glenwood Springs

COACH MILLER DRIVE

14-Jan-26

Addendums 1-5 Acknowledged

	ITEM NUMBER	CONTRACT ITEM	UNIT	QUANTITY	PRICE	TOTAL
1	201-00000	CLEARING AND GRUBBING	L S	1	\$ 15,000.00	\$ 15,000.00
2	202-00001	REMOVAL OF STRUCTURE	EACH	2	\$ 3,500.00	\$ 7,000.00
3	202-00039	REMOVAL OF BOLLARD	EACH	2	\$ 500.00	\$ 1,000.00
4	202-00035	REMOVAL OF PIPE	LF	155	\$ 25.00	\$ 3,875.00
5	202-00200	REMOVAL OF SIDEWALK	SY	355	\$ 20.00	\$ 7,100.00
6	202-00203	REMOVAL OF CURB AND GUTTER	LF	1200	\$ 20.00	\$ 24,000.00
7	202-00220	REMOVAL OF ASPHALT MAT	SY	5230	\$ 10.00	\$ 52,300.00
8	202-00240	REMOVAL OF ASPHALT MAT (PLANING)	SY	1340	\$ 8.00	\$ 10,720.00
9	203-00010	UNCLASSIFIED EXCAVATION (COMPLETE IN PLACE)	CY	90	\$ 65.00	\$ 5,850.00
10	203-00050	UNSUITABLE MATERIAL	CY	100	\$ 100.00	\$ 10,000.00
11	203-01597	POTHOLING	HOURL	8	\$ 350.00	\$ 2,800.00
12	208-00200	EROSION CONTROL MANAGEMENT	LS	1	\$ 15,000.00	\$ 15,000.00
13	210-00810	RESET GROUND SIGN	EACH	5	\$ 850.00	\$ 4,250.00
14	210-04010	ADJUST MANHOLE	EACH	14	\$ 750.00	\$ 10,500.00
15	210-04020	MODIFY INLET	EACH	1	\$ 4,500.00	\$ 4,500.00
16	210-04050	ADJUST VALVE BOX	EACH	2	\$ 650.00	\$ 1,300.00
17	212-01200	LANDSCAPE RESTORATION	L S	1	\$ 45,000.00	\$ 45,000.00
18	213-00067	ROCK MULCH (WEED FREE)	SF	3740	\$ 5.00	\$ 18,700.00
19	304-06000	AGGREGATE BASE COURSE (CLASS 6)	TON	3826	\$ 65.00	\$ 248,690.00
20	306-01000	RECONDITIONING	SY	4350	\$ 12.00	\$ 52,200.00
21	403-00720	HOT MIX ASPHALT (PATCHING) (ASPHALT)	TON	145	\$ 180.00	\$ 26,100.00
22	403-33741	HOT MIX ASPHALT (GRADING S) (75) (PG 64-22)	TON	745	\$ 155.00	\$ 115,475.00
23	403-34741	HOT MIX ASPHALT (GRADING SX) (75) (PG 64-22)	TON	650	\$ 155.00	\$ 100,750.00
24	412-00600	CONCRETE PAVEMENT (6 INCH)	SY	300	\$ 175.00	\$ 52,500.00
25	412-00800	CONCRETE PAVEMENT (8 INCH)	SY	195	\$ 185.00	\$ 36,075.00
26	420-00500	GEOTEXTILE (PAVING)	SY	100	\$ 15.00	\$ 1,500.00
27	506-00209	RIPRAP (9 INCH)	CY	5	\$ 500.00	\$ 2,500.00
28	601-01000	CONCRETE CLASS B (THRUST BLOCKS AND ENCASEMENT)	CY	11	\$ 750.00	\$ 8,250.00
29	603-01155	15 INCH REINFORCED CONCRETE PIPE (COMPLETE IN PLACE)	LF	619	\$ 135.00	\$ 83,565.00
30	603-01185	18 INCH REINFORCED CONCRETE PIPE (COMPLETE IN PLACE)	LF	110	\$ 150.00	\$ 16,500.00
31	603-01245	24 INCH REINFORCED CONCRETE PIPE (COMPLETE IN PLACE)	LF	55	\$ 185.00	\$ 10,175.00
32	603-05015	15 INCH REINFORCED CONCRETE END SECTION	EACH	1	\$ 2,150.00	\$ 2,150.00
33	603-05024	24 INCH REINFORCED CONCRETE END SECTION	EACH	1	\$ 2,500.00	\$ 2,500.00
34	604-14005	INLET SPECIAL (DOUBLE) (5 FOOT)	EACH	2	\$ 8,800.00	\$ 17,600.00
35	604-19005	INLET SPECIAL (5 FOOT)	EACH	4	\$ 8,800.00	\$ 35,200.00
36	604-39010	MANHOLE SPECIAL (10 FOOT)	EACH	1	\$ 12,000.00	\$ 12,000.00
37	608-00000	CONCRETE SIDEWALK	SY	886	\$ 110.00	\$ 97,460.00
38	608-00010	CONCRETE CURB RAMP	SY	200	\$ 185.00	\$ 37,000.00
39	609-21010	CURB AND GUTTER TYPE 2 (SECTION I-B)	LF	290	\$ 48.00	\$ 13,920.00
40	609-21020	CURB AND GUTTER TYPE 2 (SECTION II-B)	LF	3220	\$ 48.00	\$ 154,560.00

41	609-24004	GUTTER TYPE 2 (4 FOOT)	LF	230	\$	65.00	\$	14,950.00
42	609-24006	GUTTER TYPE 2 (6 FOOT)	LF	102	\$	95.00	\$	9,690.00
43	613-01200	2 INCH ELECTRICAL CONDUIT (PLASTIC)	LF	42	\$	65.00	\$	2,730.00
44	613-01400	4 INCH ELECTRICAL CONDUIT (PLASTIC)	LF	42	\$	75.00	\$	3,150.00
45	613-01600	6 INCH ELECTRICAL CONDUIT (PLASTIC)	LF	58	\$	100.00	\$	5,800.00
46	613-01800	8 INCH RAW WATER CONDUIT (PLASTIC)	LF	42	\$	135.00	\$	5,670.00
47	614-00011	SIGN PANEL (CLASS I)	SF	42	\$	75.00	\$	3,150.00
48	614-01573	STEEL SIGN SUPPORT (2-1/2 INCH ROUND NP-40)(POST & SLIPBASE)	EACH	6	\$	250.00	\$	1,500.00
49	619-00002	WATER SERVICE	EACH	1	\$	2,250.00	\$	2,250.00
50	619-06060	6 INCH DUCTILE IRON PIPE	LF	24	\$	230.00	\$	5,520.00
51	619-50640	8 INCH PLASTIC PIPE	LF	1580	\$	160.00	\$	252,800.00
52	619-78042	5-1/4 INCH FIRE HYDRANT	EACH	1	\$	6,500.00	\$	6,500.00
53	619-75048	6 INCH GATE VALVE	EACH	1	\$	3,200.00	\$	3,200.00
54	619-75064	8 INCH GATE VALVE	EACH	4	\$	4,200.00	\$	16,800.00
55	621-00650	PEDESTRIAN STAIR STRUCTURE	L S	1	\$	13,500.00	\$	13,500.00
56	622-00270	BOLLARD	EACH	1	\$	950.00	\$	950.00
57	625-00000	CONSTRUCTION SURVEYING	L S	1	\$	45,000.00	\$	45,000.00
58	626-00000	MOBILIZATION	LS	1	\$	150,000.00	\$	150,000.00
59	627-00013	PAVEMENT MARKING PAINT (HIGH BUILD)	GAL	15	\$	350.00	\$	5,250.00
60	627-30323	PREFORMED PLASTIC PAVEMENT MARKING (WORD- SYMBOL)(TYPE I)	SF	45	\$	100.00	\$	4,500.00
61	627-30328	PREFORMED PLASTIC PAVEMENT MARKING (XWALK-STOP LINE)(TYP	SF	622	\$	25.00	\$	15,550.00
62	630-00016	TRAFFIC CONTROL (SPECIAL) LS	L S	1	\$	85,000.00	\$	85,000.00
63	700-70010	F/A MINOR CONTRACT REVISIONS	F A	1	\$	100,000.00	\$	100,000.00

TOTAL: \$ 2,119,025.00



Timber Wolf Excavating, LLC.

PO Box 636

Broken Arrow, Oklahoma 74013

office:(918)355-7458 fax:(918)355-8832

PROJECT TIMELINE

Coach Miller Drive and 14th Street Construction - RFP 2025-39P

Phase 1: Pre-Construction (April 15 - June 3, 2026)

Duration: 7 weeks

- **Week 1-2 (April 15-28):** Contract execution, insurance documentation, and permits
- **Week 3-4 (April 29 - May 12):** Obtain City ROW permit and finalize traffic control plan
- **Week 5-6 (May 13-26):** Material procurement, staging, and subcontractor coordination
- **Week 7 (May 27 - June 3):** Resident notification, signage installation, and pre-con meeting

Phase 2: Coach Miller Drive - Full Closure Work (June 5 - August 14, 2026)

Duration: 10 weeks (70 calendar days) *Road closure begins June 5, 2026*

Week 1-2: Mobilization & Demolition (June 5-18)

- Site mobilization and staging area setup
- Installation of traffic control devices and barricades
- Removal of existing roadway surface and base material
- Excavation for new waterline installation

Week 3-4: Underground Utilities (June 19 - July 2)

- New waterline installation from Park Drive to Pitkin Avenue
- Storm water system installation (northern half)
- Utility testing and inspection
- Backfill and compaction

Week 5-7: Roadway Base & Paving (July 3-23)

- Install new base material
- Grade and compact roadway base
- Curb and gutter installation along Coach Miller Drive
- Asphalt paving (base course and surface course)

Week 8-9: Ancillary Work (July 24 - August 6)

- Rio Grande Trail connection improvements
- ADA ramp installation at new parking area
- New sidewalk path installation
- Striping and pavement markings

Week 10: Final Touches & Reopening (August 7-14)

- Final grading and cleanup
- Signage installation
- Final inspections and punch list items
- **Road reopening: August 14, 2026**

Phase 3: 14th Street Work - Rolling Closures (June 5 - August 28, 2026)

Duration: 12 weeks (concurrent with Phase 2) *One side of street maintained open at all times*

Weeks 1-4 (June 5 - July 2)

- North side work: Mill and overlay preparation
- Traffic maintained on south side
- Coordination with adjacent property owners

Weeks 5-8 (July 3-30)

- South side work: Mill and overlay asphalt from Pitkin to Grand Avenue
- Traffic maintained on north side
- Concrete pad installation at 14th Street & Grand Avenue intersection

Weeks 9-12 (July 31 - August 28)

- High School parking lot access modifications at 14th & Pitkin intersection
- Final striping and pavement markings
- Cleanup and demobilization
- Final inspections

Phase 4: Project Closeout (August 29 - September 11, 2026)**Duration: 2 weeks**

- Remove all staging areas and equipment
- Final cleanup and site restoration
- As-built documentation submission
- Final walkthrough with City
- Project acceptance and warranty period begins

Critical Milestones

Milestone	Target Date
Notice to Proceed	April 15, 2026
Right of Way Permit Obtained	May 12, 2026
Coach Miller Drive Closure Begins	June 5, 2026
Waterline Installation Complete	July 2, 2026
Coach Miller Drive Paving Complete	July 23, 2026
Coach Miller Drive Reopens	August 14, 2026
14th Street Work Complete	August 28, 2026
Final Project Completion	September 11, 2026

Weather Contingencies & Schedule Buffer

- Built-in buffer of 1 day before mandatory August 15 reopening deadline
- Weather delay procedures: Work suspended during rain events; additional crews deployed to maintain schedule
- Critical path activities identified for priority recovery if delays occur
- Liquidated damages of \$10,000/day apply after August 15, 2026 for Coach Miller Drive



Timber Wolf Excavating, LLC.

PO Box 636
Broken Arrow, Oklahoma 74013
office:(918)355-7458 fax:(918)355-8832

January 13, 2026

WARRANTY STATEMENT

Coach Miller Drive and 14th Street Construction - RFP 2025-39P

TimberWolfExcavatingwarrants that all work performed and materials furnished under this Agreement (including all subcontractors and suppliers) will be:

- Of the highest professional quality
- Free from defects in materials and workmanship
- Performed in strict accordance with the Contract Documents and industry standards

Warranty Period: Twelve (12) months from the date of final acceptance or substantial completion of each individual task order.

During the warranty period, Timber Wolf will repair or replace, at no cost to the City, any defective work, materials, or equipment that fails to perform as intended. Response will be within 24 hours of notification (immediate for emergencies), with permanent repairs completed on a schedule acceptable to the City.

All manufacturer and supplier warranties will be assigned and delivered to the City.

TimberWolfExcavating stands fully behind every repair and installation performed.



Timber Wolf Excavating, LLC.

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Contractor Experience Exhibit

Project Information:	95th Resiliency and Reconstruction Project Longmont, CO 80503 Boulder County	
Completion Date:	Expected: 12/31/2024	Actual: 12/31/2024
Contract Amount:	\$8,400,610.75	
Description of Scope:	striping. Construction preformed in phasing with traffic control to include full closures, lane closures, and shoulder closures. Project included large cast in place box culverts construction, major drainage improvements, wetlands re-establishment, and environmental sensitivity due to nesting osprey which imposed a no work zone with in a quarter mile radius.	
Reference Contacts:	Boulder County Dan Delange 303-413-7039 ddelange@bouldercounty.org	TWX Team: Regional Manager: Dan Jessop PE: Todd Gunderman Foreman: Miguel Barron

Project Information:	North 71st St Shoulders and SH 52 Intersection Niwot, Colorado 80503 Boulder County	
Completion Date:	Expected: 6/1/2024	Actual: 6/1/2024
Contract Amount:	\$2,256,994.88	
Description of Scope:	Construction of large cast in place box culvert in active water way. Rip rap lining was placed and wetlan vegetation completed. Rebuilt one mile of 71st Street that included full depth reclamation, utility relocation, paving, and striping. Construction performed in multipe phases. Traffic control to include full closures, partial closures, lane closures, and shoulder closures.	
Reference Contacts:	Boulder County Colton Coughlin 406-544-2894 ccoughlin@bouldercounty.org	TWX Team: Regional Manager: Dan Jessop PE: Todd Gunderman Superintendent: Ben Jessop

Project Information:	Holly Westwood Expansion Thornton,CO KB Homes	
Completion Date:	Expected: July 2024	Actual: July 2024
Contract Amount:	\$1,096,694.00	
Description of Scope:	TWX was contracted by KB Homes to complete the wet utilities in the windsong subdivision phase 2. Project included 60" 48" 24 " storm drain pipe approx 3,000 LF with manholes and inlet boxes. Project included 1,000 LF 12" SDR 35 sanitray sewer line with manholes, 1,500 LF 8" sewer line with service laterals and manholes, approx. 3,000 LF 8" water line with service laterals, meter puts, fire hydrants, and air relief valves. Scope of work included relocating all existing utilities for new alignment of holly street. This included relocation of 16" water line approx. 500 LF with a water line lowering under existing irrication ditch. Also included 10,000 CY embankment, road base, and asphalt paving.	
Reference Contacts:	KB Homes Katie Coolie 303-810-2704 katie@ascentld.com	TWX Team: Regional Manager: Dan Jessop Project Manager: Edmund Barlow / Taylor Heitz Superintendent: Carols Soto



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item:	Award Request for Proposal 2025-40P; Highway 6 and 24 Shared Use Path Improvements
Action Requested:	Award Request for Proposal (RFP) 2025-40P; Highway 6 and 24 Shared Use Path Improvements to Gould Construction out of Glenwood Springs CO per bid amount of \$2,827,912.19.
Department:	Engineering
Presented By:	Ryan Gordon
Strategic Goals:	Provide Efficient and Responsive City Government Preserve and Improve Infrastructure Protect and Preserve our Quality of Life Generate Sustainable Economic Development Ensure Public Safety
Background Info:	The City is proposing to construct improvements to Highway 6&24. The purpose of the project is to improve pedestrian and biking safety, improve drainage, and upgrade underground utilities. The improvements will include: 1. Underground overhead power lines and install new overhead lighting 2. Install new waterline and fire hydrants from Linden St to the access road to the Oasis Creek Pump Station. 3. Install curb and gutter and line existing stormwater piping. 4. Replace existing asphalt bike path with a new concrete path 5. Improve intersection at Devereux Road and Hwy 6&24.
Issues:	There are multiple safety concerns and utility upgrades that this project will address. 1. The bike path between Donegan Road and Linden Street has completely degraded over the years. 2. There are substantial issues with drainage and large puddles form at several areas along the path. 3. Existing water network has high water velocities. 4. Overhead electric lines are a sight nuisance and are a wildfire risk.
Fiscal Impact:	The City has a \$750,000 MMOF grant from CDOT for this project with a City match of \$750,000. The project will be paid using Street/Infrastructure Fund for approximately \$1,462,720.78 and the Water Fund will pay for \$449,881.50 and the Electric Fund will pay for \$165,309.91 The City received three bids for the project ranging from \$2,827,912.19 to \$3,549,878.15. The low bid is within the budgeted amount.
Legal Review:	Legal will review the contract language.
Staff Recommendation:	Staff recommends Award Request for Proposal (RFP) 2025-40P; Highway 6 and 24 Shared Use Path Improvements to Gould Construction out of Glenwood Springs CO per bid amount of \$2,827,912.19.

Proposal for 2025-40P Highway 6&24 Shared Use Path Improvements

Buyer:

City of Glenwood Procurement Department

101 West 8th St / Glenwood Springs, CO 81601 / ryan.muse@cogs.us



Submitted By:

GOULD
CONSTRUCTION

P.O. Box 130

Glenwood Springs, CO 81602

Evan Shintaku, Estimator eshintaku@gouldconstruction.com

970.945.7291ext 215 Office/720-537-1389 Cell

www.GouldConstruction.com

GOULD

CONSTRUCTION

**City of Glenwood Springs
Procurement Department
Attn: Ryan Muse, City Clerk
101 W. 8th Street
Glenwood Springs, CO 81601**

Re: Highway 6 and 24 Shared Use Path Improvements

Dear City of Glenwood Springs Procurement Department:

Gould Construction is pleased to provide a proposal for the 2025-40P Highway 6 and 24 Shared Use Path Improvements Project. We have successfully constructed many similar projects for the City of Glenwood Springs as well as for numerous other regional municipalities over the course of our 50-year history within the construction industry and we retain the experience and skills necessary to deliver a quality project. As a third generation, family owned, and operated business, we are proud to bring our high level of commitment, expertise, and dedication to this project.

Our diverse and knowledgeable team of industry veterans manage all aspects of the construction process including but not limited to pre-construction, estimation, value engineering, schedule management, project management, safety adherence, and project construction. Gould employs a local workforce that ensures our civil specialized projects have industry leading results that stay on schedule. We also work to be responsible stewards of the investments made in the projects we build, as well as minimize the overall impact on the community and taxpayers during the construction process through managing disruptions to the public. At Gould, we have the experience and resources needed to deal with any challenges this project may pose, and we are uniquely prepared to provide the best value to the City of Glenwood Springs.

Project safety is a primary tenant of our approach to every project, both for the workmen on the project and for the traveling public. Gould Construction consistently monitors risks and develops safe practices to mitigate all potential hazards. Gould Construction's Safety Manager, Ryan Yellow Horse SSH TECS, is an OSHA recognized Specialist in Safety and Health and CDOT certified Transportation Erosion Control Supervisor who makes regular site visits to ensure all operations are in line with the highest safety standards in the industry. Ryan Yellow Horse conducts regular safety meetings, job risk assessment walks, as well as enforces implementation and documentation of corrective actions as unforeseen issues arise. As part of our commitment to safety, Ryan also regularly monitors Gould Construction's TruVac hydrovac truck operations to ensure protection of existing underground infrastructure on our jobsites and conducts meetings and marking of utilities to comply with safe digging practices.

Included in our proposal are our bid schedule, project timeline, applicable warranty and insurance information, a list of project resumes of similar scope as well as reference contacts, our start date and schedule, and finally any exceptions. We acknowledge receipt of all Addendums 1-5 for this Request for Proposal. Gould Construction has made extensive efforts to review the project documents and full quantity of the scope of work represented in this RFP. Furthermore, our suppliers and subcontractors have made diligent efforts to do the same. Gould Construction is working with local subcontractors and suppliers to provide the Town of Glenwood Springs with the best partners for this project.

We have attached a Preliminary Construction Schedule with our proposal. There are no long lead items that are of concern to this project. The longest lead items are the storm drain MHs and inlets which will be put into production as soon as possible and will not impact the overall project schedule. Our primary subcontractors will be:

- Concrete – Mays Concrete Contractors
- Asphalt – Lion Paving
- Landscaping – Sprinkler Professionals Inc
- Electric – TS&L, LLC
- CIPP Lining – Mocon Pacific Inc

Gould Construction will provide a warranty for all the work installed on the project per the City of Glenwood Springs standard warranty language in the contract (365 days after the final completion).

For this project the main point of contact is myself, Mark Gould Jr. All field operations will be under the direct guidance of our General Superintendent, Dave Metrovich. This project will be staffed with a full-time project manager, and full-time on-site superintendent, with support staff in the office. Gould Construction will provide a fully equipped team to work with the City of Glenwood Springs to bring this project to fruition.

We have incorporated many successful methods learned on past projects into our overall project scope. Together, as a team, we are confident that success will be achieved on this project. On behalf of the entire Gould Construction team, we thank you for your consideration and look forward to providing the community with another quality public improvement. Please contact me for further project communications.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Mark Gould Jr.", with a stylized flourish at the end.

Mark Gould Jr.
President and CEO
Gould Construction, Inc.
970-379-8326



COMPANY HISTORY & INTRODUCTION

Incorporated June 11, 1979, Gould Construction has been building better communities in the Roaring Fork Valley spanning several decades. As a third-generation family owned and operated business, we are proud to have the opportunity to bring our high level of commitment, expertise, and dedication to the City of Glenwood Springs for the Coach Miller Drive & 14 Street Construction project. We offer a knowledgeable and diverse team of industry veterans that manage all aspects of the construction process including but not limited to pre-construction, estimation, value engineering, schedule management, project management, safety adherence, and project construction. Our 50-year history and combined experience allows Gould Construction to bring invaluable insight to project design and execution, providing adept skills and input on the constructability as well as the longevity of the products utilized. What sets us apart is our exceptional quality workmanship, our ability to navigate rough mountain terrain and landscapes, our care for the natural environment, our accurate value engineering to deliver the best pricing and a fierce competitive advantage, our many professional relations with engineers to regional suppliers, to design firms and beyond, our innovative thinking and unique approaches to problem solving, our on-time schedule management, our delivering on all our promises, and lastly our dedication to creating safe workplaces for our employees.

In addition, we greatly consider our impact on the community as a high priority during each project. Through transparent communication with our clients, engineers, and design teams early on and for the entire duration of the construction process, we guide the project approach to reduce our effects on the general public. Our team applies extra care, caution, and due diligence to ensure that the public is minimally inconvenienced during the project execution. For construction along a busy roadway, thorough planning, scheduling, and great attention to our project approach is the top priority to minimize any public inconvenience or burden.

Such considerations for this specific project may include:

- Ensuring a durable and reliable product to be used for all four seasons.
- Evaluating if the work can be completed off the adjacent roadway.
- Determining if construction materials can be delivered when traffic volumes are low.

- Assessing if multiple activities can be completed simultaneously when traffic impacts are necessary.
- Analyzing what are the safest methods to construct each aspect of this project.
- Prudent selections of the construction team to provide the best value through experience and relationships.
- Meticulous incorporations of designs to lessen overall maintenance and provide adequate snow removal operations.

Superior attention to these details often addresses present and future issues as well as those that may affect a project's workflow, duration, quality, function, and usefulness.

Gould Construction has a proven track record and all the required capabilities for this project. The vast majority of our work is public where we are contracted as a fully integrated heavy construction and site development general contractor. Our experience is derived from building various types of complex projects with challenging specifications and requirements. We estimate and complete work for the FAA, CDOT, RFTA, the regional school districts, and all the regional municipalities and counties. Gould Construction successfully provides estimates for an average of 70 projects per year and each often undergoes revisions as we value engineer the budgets to offer the most up to date and cost-effective pricing. During the early review process, the construction team is consulted to ensure that estimating has made proper assumptions regarding productivity and constructability.

A few of our areas of specialty and focus include water and sewer plants, lift stations, plant and process piping, mechanical buildings, roadways, bridges, trails, walls, maintenance buildings, self-storage buildings, manufactured housing, jurisdictional dams, water and wastewater related projects, water treatment plants, roundabouts, and bus shelters. For many of our projects, our self-performed component of the work is less than 40% which includes but is not limited to grading, site excavation, and trenching for sewer, water, and electric. The remaining components are managed by us, enabling us to complete the entire project with our comprehensive skills, guardianship, and maintenance tools, as well as technical knowledge to deliver impeccable results.

Constructing improvements that enhance the safety of the public has been a common element of the many projects Gould Construction has been involved with and at the forefront of our expertise since Gould's inception in the region. Our prior experience with these types of projects is why we are able to implement and build outstanding construction at the highest standards for the best value. Our level of consistency is where our CM-GC approach outshines other traditional design and construction methods. For this project and as your general contractor, we can provide you with a consistent and cohesive team that will remain involved in the entire process from the beginning stages through to the final design. Gould's sheer size and scale are a beneficial key to maintaining our network of qualified subs and vendors that count on us to count on them. Our professionalism, skills, and knowledge are what help us attract the talent that we employ not only for our staff but for the diversity of our relationships with subs and suppliers. We appoint the appropriate and well-trained staff with the experience to manage every phase of construction to include business development, preconstruction, compliance, safety, logistics, accounting, contract administration, human resources, as well as the field staff

that self-perform their portion of the work. In addition, the business team is consulted to review any potential opportunities to add value through synergies with other projects. This is our tried-and-true method that we have engaged in and adapted over the last 44 years. It works, we always stand to gain from overall improvement, and that is why our projects are successful from preconstruction to construction.

As our preconstruction team works to establish the preliminary construction cost estimates, we rely on the many relationships we have developed with local suppliers and subcontractors who share our goals as community members. Building this team early on creates an atmosphere of ownership in the project. Our preconstruction team quickly identifies the demanding parts of the projects, assesses resources for the required scopes, and determines the primary subs and crucial suppliers that will be solicited. We engage our key subcontractors to discuss schedule and sequencing, and we review lead time issues with our suppliers. This approach also creates a quality control process by ensuring the right products and methods are being considered well ahead of the construction taking place. In addition to a quality check, this technique also provides an opportunity to make certain that the best value is being incorporated into the design. We always perform our own take offs to verify quantities and scope requirements. With this method, we can discover errors early on in the design or assess problems with safety and constructability. Our team then identifies opportunities and risks both for Gould as the contractor as well as for the owner. Several reviews of the overall scope and the pricing are conducted by the preconstruction team before the package is finally turned over to the owner.

Through all our necessary steps in the construction process, we believe that Gould can offer you the best results. We possess the required skills, qualifications, employees, sourcing, as well as equipment to meet your project criteria and fulfill your construction demands. We have the means to indisputably deliver you the most satisfactory product to align with your budget, schedule, and design needs, as well as achieve all your immediate and future construction goals. With our well-informed, trusted, and longstanding reputation for success in the community, we want to help you drive forward your construction vision and to create a long-lasting future marked by value and extraordinary quality.

BID SCHEDULE					
CONTRACT ITEM NO.	CONTRACT ITEM	UNIT	PLAN	UNIT COST	EXTENDED COST
100-00000	Quality Control and Materials Testing	LS	1	\$ 35,393.46	\$ 35,393.46
201-00005	Removal of Debris	LS	1	\$ 8,917.99	\$ 8,917.99
202-00019	Remove Inlet	EACH	2	\$ 2,011.36	\$ 4,022.72
202-00028	Remove Erosion Control BMPS	LS	1	\$ 5,671.77	\$ 5,671.77
202-00019	Remove Pipe (12" Storm)	LF	31	\$ 47.62	\$ 1,476.22
202-00028	Remove Delineator	EACH	52	\$ 53.56	\$ 2,785.12
202-00035	Remove Sidewalk	SY	77	\$ 16.83	\$ 1,295.91
202-00090	Remove Curb and Gutter	LF	297	\$ 13.50	\$ 4,009.50
202-00200	Remove Asphalt Mat	SY	6475	\$ 4.42	\$ 28,619.50
202-00203	Remove Asphalt Mat (Planing)	SY	5171	\$ 5.23	\$ 27,044.33
202-00220	Remove Ground Sign	EACH	1	\$ 233.75	\$ 233.75
202-00245	Remove Flashing Beacon	EACH	1	\$ 1,005.24	\$ 1,005.24
202-00810	Remove Fence	LF	19	\$ 26.52	\$ 503.88
202-00825	Dust Abatement	LS	1	\$ 22,502.92	\$ 22,502.92
202-01000	Sawing Asphalt Mat (6 In)	LF	4203	\$ 6.08	\$ 25,554.24
202-04060	Unclassified Excavation	CY	975	\$ 39.36	\$ 38,376.00
202-05026	Unsuitable Material	CY	270	\$ 55.19	\$ 14,901.30
203-00000	Potholing	HOURL	36	\$ 445.69	\$ 16,044.84
203-00050	Aggregate Bag	LF	32	\$ 20.29	\$ 649.28
203-01597	Concrete Washout Structure	EACH	1	\$ 5,321.63	\$ 5,321.63
208-00035	Storm Drain Inlet Protection (Type I)	LF	14	\$ 195.49	\$ 2,736.86
208-00045	Vehicle Tracking Pad	EACH	1	\$ 5,985.56	\$ 5,985.56
208-00051	Reset Structure	EACH	1	\$ 5,654.10	\$ 5,654.10
BID SCHEDULE					
CONTRACT ITEM NO.	CONTRACT ITEM	UNIT	PLAN	UNIT COST	EXTENDED COST
208-00070	Reset Sign Panel	EACH	2	\$ 1,026.97	\$ 2,053.94
210-00001	Reset Flashing Beacon	EACH	1	\$ 1,824.36	\$ 1,824.36
210-00816	Adjust Manhole	EACH	5	\$ 797.98	\$ 3,989.90
210-00825	Adjust Valve Box	EACH	5	\$ 592.77	\$ 2,963.85
210-04010	Landscape Restoration	LS	1	\$ 24,159.36	\$ 24,159.36

210-04050	Rock Mulch (4"-6") (Weed Free)	SF	20217	\$ 4.05	\$ 81,878.85
212-01200	ABC (CLASS 6)	CY	1890	\$ 94.58	\$ 178,756.20
213-00067	HMA (Gr SX) (75) (PG 64-28)	TON	1432	\$ 168.51	\$ 241,306.32
304-06007	Concrete Pavement (10 Inch)	SY	200	\$ 167.18	\$ 33,436.00
403-34751	Culvert Lining (18 In)	LF	181	\$ 247.68	\$ 44,830.08
412-01000	Culvert Lining (24 In)	LF	167	\$ 329.32	\$ 54,996.44
603-30018	18 Inch Steel End Section	EACH	3	\$ 2,278.12	\$ 6,834.36
603-50018	18 In Plastic Pipe (HDPE)	LF	115	\$ 202.37	\$ 23,272.55
604-19105	Inlet Type R L5 (5 Foot)	EACH	2	\$ 15,490.89	\$ 30,981.78
604-19205	Inlet Type R L10 (5 Foot)	EACH	1	\$ 25,377.41	\$ 25,377.41
608-00006	Concrete Sidewalk (6 In)	SY	4250	\$ 85.77	\$ 364,522.50
608-00010	Concrete Curb Ramp	SY	35	\$ 270.58	\$ 9,470.30
609-21013	Curb and Gutter Type 2 I-M (Special)	LF	40	\$ 67.65	\$ 2,706.00
609-21020	Curb and Gutter Type 2 II-B	LF	1171	\$ 32.62	\$ 38,198.02
609-21023	Curb and Gutter Type 2 I-B (Special)	LF	2565	\$ 32.62	\$ 83,670.30
609-21900	Curb and Gutter Type 2 Transition	LF	52	\$ 32.62	\$ 1,696.24
609-24008	Gutter Type 2 (8 Foot)	LF	72	\$ 147.98	\$ 10,654.56
613-00200	2 In Elec Cond	LF	4035	\$ 20.14	\$ 81,264.90

BID SCHEDULE

CONTRACT ITEM NO.	CONTRACT ITEM	UNIT	PLAN	UNIT COST	EXTENDED COST
613-00300	3 In Electrical Cond	LF	1580	\$ 15.69	\$ 24,790.20
613-00400	4 In Electrical Cond	LF	1580	\$ 16.76	\$ 26,480.80
613-00600	6 In Electrical Cond	LF	1591	\$ 51.10	\$ 81,300.10
613-07011	Pull Box (11"x18"x12")	EACH	14	\$ 1,045.48	\$ 14,636.72
613-10000	Wiring	LS	1	\$ 59,190.43	\$ 59,190.43
613-20000	Light Standard & Luminaire (Install Only)	EACH	14	\$ 1,811.95	\$ 25,367.30
613-40010	Light Standard Foundation	EACH	14	\$ 2,828.01	\$ 39,592.14
614-00011	Sign Panel (CL I)	SF	3	\$ 44.78	\$ 134.34
614-00200	Steel Signpost (U-2)	LF	18	\$ 125.17	\$ 2,253.06
619-00007	Connect To Existing Waterline	EACH	2	\$ 5,096.83	\$ 10,193.66
619-50480	6 Inch Plastic Pipe (C900 Hydrant Connections)	LF	66	\$ 223.59	\$ 14,756.94

619-50960	12 Inch Plastic Pipe (C900 Watermain)	LF	1581	\$ 215.25	\$ 340,310.25
619-78048	6 Inch Fire Hydrant	EACH	4	\$ 9,422.75	\$ 37,691.00
623-05048	6 Inch Gate Valve	EACH	4	\$ 2,634.57	\$ 10,538.28
623-05064	12 Inch Gate Valve	EACH	5	\$ 5,654.48	\$ 28,272.40
625-00000	Construction Surveying	LS	1	\$ 41,457.46	\$ 41,457.46
626-00000	Mobilization	LS	1	\$ 206,533.96	\$ 206,533.96
627-00002	Thermoplastic Pavement Marking	SF	4133	\$ 7.84	\$ 32,402.72
630-00016	Traffic Control (Special) LS	LS	1	\$ 124,460.09	\$ 124,460.09
700-70010	F/A Minor Contract Revisions	FA	1	\$ 100,000.00	\$ 100,000.00
				TOTAL BASE BID	\$ 2,827,912.19

Colorado Department of Transportation

Statement of Residency for Bid Preference – Form 604

Instructions: Form to be completed by an authorized agent or Officer for the bidder/Contractor submitting a bid for the Colorado Department of Transportation (CDOT) Project identified below.

Project Number: 2025-40P

A Resident Bidder is a person, partnership, corporation, or joint venture which is authorized to transact business in Colorado and which maintains its principal place of business in Colorado; or is a person, partnership, corporation, or joint venture which is authorized to transact business in Colorado, which maintains a place of business in Colorado, and which has paid Colorado unemployment compensation in at least seventy-five percent of the eight quarters immediately prior to bidding on a construction contract for a public project.

As a precondition to the award of a contract by the Colorado Department of Transportation for the construction of the above listed project, I do here certify that the company named below is either a Resident or Nonresident Bidder. Check one of the boxes below to indicate Resident or Nonresident Bidder.

Resident Bidder ☒ Nonresident Bidder ☐

If you indicated your company is a Nonresident Bidder, please complete the following:

1. Name the State or foreign country of residency: _____
2. Does the State or foreign country have a bidding preference for resident bidders on public projects? Check the box below to indicate yes or no.
Yes ☐ No ☐

If the answer to the above question is yes, identify the percentage preference here: _____

Signature Declaration: I declare under penalty of perjury in the second degree, and any other applicable state or federal laws, that the statements made on this document are true and complete to the best of my knowledge.

Gould Construction, Inc

Contractor Company Name

By 

President, CEO

Title

January 9, 2026

Date

Second Company Name if Joint Venture

By

Title

Date

Colorado Department of Transportation

Contractors Performance Capability Statement – Form 605

Instructions: Form to be completed by an authorized agent or Officer of the successful bidder/Contractor selected for award in accordance with the Colorado Department of Transportation's Bid Rules. Attach additional pages as needed if more space is required to complete the form.

Project Number: 2025-40P

Partnerships or Joint Ventures: List the names of any partnerships or joint ventures in the area below or put a check mark in the box for none.

None ☐

Performance Capability: For each item below identify decreases in the Contractor's fiscal or workmanship qualifications compared to the last prequalification application submitted to the Colorado Department of Transportation. If there are no changes/decreases, put a check mark in each box for none as applicable.

Key Personnel Changes - None ☒

Key Equipment Changes - None ☒

Fiscal Capability Changes - None ☒

Other Changes Affecting Ability to Perform Work - None ☒

Signature Declaration: I declare under penalty of perjury in the second degree, and any other applicable State or Federal laws, that the statements made on this document are true and correct to the best of my knowledge.

Gould Construction, Inc

Contractor Company Name

Second Company Name if Joint Venture

By

By

President, CEO

Title

Title

January 9, 2026

Date

Date

Colorado Department of Transportation

Anti Collusion Affidavit – Form 606

Instructions: Form to be completed by an authorized agent or Officer for the bidder/Contractor submitting a bid for the Colorado Department of Transportation Project identified below.

Project Number: 2025-40P

I hereby attest that I am the person responsible within my firm for the final decision as to the price(s) and amount of this bid or, if not, that I have written authorization, enclosed herewith, from that person to make the statements set out below on their behalf and on behalf of my firm. I further attest that:

1. The price(s) and amount of this bid have been arrived at independently, without consultation, communication, or agreement for the purpose or with the effect of restricting competition with any other firm or person who is a bidder or potential prime bidder.
2. Neither the price(s) nor the amount of this bid have been disclosed to any other firm or person who is a bidder or potential prime bidder on this project and will not be so disclosed prior to bid opening.
3. Neither the prices nor the amount of the bid of any other firm or person who is a bidder or potential prime bidder on this project have been disclosed to me or my firm.
4. No attempt has been made to solicit, cause, or induce any firm or person who is a bidder or potential prime bidder to refrain from bidding on this project, or to submit a bid higher than the bid of this firm, or any intentionally high or noncompetitive bid or other form of complementary bid.
5. No agreement has been promised or solicited for any other firm or person who is a bidder or potential prime bidder on this project to submit an intentionally high, noncompetitive, or other form of complementary bid on this project.
6. The bid of my firm is made in good faith and not pursuant to any consultation, communication, agreement or discussion with, or inducement or solicitation by or from any firm or person to submit any intentionally high, noncompetitive, or other form of complementary bid.
7. My firm has not offered or entered into a subcontract or agreement regarding the purchase or sale of materials or services from any firm or person, or offered, promised or paid cash or anything of value to any firm or person, whether in connection with this or any other project, in consideration for an agreement or promise by any firm or person to refrain from bidding or to submit any intentionally high, noncompetitive or other form of complementary bid or agreeing or promising to do so on this project.
8. My firm has not accepted or been promised any subcontract or agreement regarding the sale of materials or services to any firm or person and has not been promised or paid cash or anything of value by any firm or person, whether in connection with this or any other project, in consideration for my firm's submitting any intentionally high, noncompetitive, or other form of complementary bid, or agreeing or promising to do so, on this project.
9. I have made a diligent inquiry of all members, officers, employees, and agents of my firm with responsibilities relating to the preparation, approval or submission of my firm's bid on this project and have been advised by each of them that he or she has not participated in any communication, consultation, discussion, agreement, collusion, or other conduct inconsistent with any of the statements and representations made in this affidavit.
10. I understand and my firm understands that any misstatement in this affidavit is and shall be treated as a fraudulent concealment from the Colorado Department of Transportation, of the true facts relating to submission of bids for this contract.

Signature Declaration: I declare under penalty of perjury in the second degree, and any other applicable state or federal laws, that the statements made on this document are true and complete to the best of my knowledge.

Gould Construction, Inc

Contractor Company Name

By

President, CEO

Title

January 9, 2026

Date

Second Company Name if Joint Venture

By

Title

Date

Colorado Department of Transportation

Assignment of Antitrust Claims – Form 621

Instructions: Form to be completed by an authorized agent or Officer of the successful bidder/Contractor selected for award of the Colorado Department of Transportation (CDOT) Project identified below.

Project Number: 2025-40P

Contractor and CDOT recognize that in actual economic practice antitrust violations ultimately impact on CDOT. Contractor hereby agrees to the following assignment of antitrust claim provisions for the executed construction Contract for the project:

1. Contractor hereby irrevocably assigns to CDOT all claims it may now have or which may hereafter accrue to it under federal or state antitrust laws in connection with the project, goods or services purchased or acquired by CDOT pursuant to the executed construction Contract.
2. Contractor hereby expressly agrees:
 - A. Upon becoming aware that a third party has commenced a civil action asserting on Contractor's behalf and antitrust claim which has been assigned to CDOT hereunder, Contractor shall immediately advise in writing:
 - i. Such third party that the antitrust claim has been assigned to CDOT, and
 - ii. CDOT that such civil action is pending and of the date on which, in accordance with subparagraph A.(i) above, Contractor notified such third party that the antitrust claim had been assigned to CDOT.
 - B. To take no action which will in any way diminish the value of the claims or rights assigned or dedicated to CDOT hereunder.
 - C. Promptly to pay over to CDOT its proper share of any payment under an antitrust claim brought on Contractor's behalf by any third party and which claim has been assigned to CDOT hereunder.
3. Further, Contractor agrees that in the event it hires one or more subcontractors to perform any of its duties under the executed construction Contract, Contractor shall require that each subcontractor do the following:
 - A. Irrevocably assign to CDOT as a third party beneficiary all claims that such subcontractor may have or which may thereafter accrue to the subcontractor under federal and state antitrust laws in connection with any goods or services provided by the subcontractor in carrying out the subcontractor's obligations to the Contractor.
 - B. Upon becoming aware that a third party has commenced a civil action asserting on subcontractor's behalf and antitrust claim which has been assigned to CDOT hereunder, Contractor shall immediately advise in writing:
 - i. Such third party that the antitrust claim has been assigned to CDOT, and
 - ii. Contractor and CDOT that such civil action is pending and of the date on which, in accordance with subparagraph B(i) above, subcontractor notified such third party that the antitrust claim had been assigned to CDOT.
 - C. Take no action which will in any way diminish the value of the claims or rights assigned or dedicated to CDOT hereunder.
 - D. Promptly to pay over to CDOT its proper share of any payment under an antitrust claim brought on subcontractor's behalf by any third party and which claim has been assigned or dedicated to CDOT pursuant hereto.

Signature Declaration: Acting in my capacity as an authorized agent or Officer for the Contractor do hereby agree to the above assignment of antitrust claim provisions.

Gould Construction, Inc

Contractor Company Name

By

President, CEO

Title

1/09/2026

Date

Second Company Name if Joint Venture

By

Title

Date

ID	 	Task Mode	Task Name	Duration	Start	Finish	22 Mar '26 1 8 15 22 Apr '26 29 5 12 19 26 May '26 3 10 17 24 Jun '26 31 7 14 21 Jul '26 28 5 12																									
1			PHASE 1 (LINDEN, DEVEREUX, TRAVER) - 30+50 TO 38+50	0 days	Mon 3/2/26	Mon 3/2/26	3/2																									
2			Mobilize / Survey / TC / Close Trail	1 day	Mon 3/2/26	Mon 3/2/26																										
3			Remove Asphalt & Concrete	2 days	Tue 3/3/26	Wed 3/4/26																										
4			Install Waterline & Patch	8 days	Thu 3/5/26	Mon 3/16/26																										
5			Install Electrical Conduit	3 days	Tue 3/17/26	Thu 3/19/26																										
6			Earthwork, Class 6 and Subgrade Prep	8 days	Fri 3/20/26	Tue 3/31/26																										
7			C&G, Sidewalk, bus stop, LP Foundations	16 days	Wed 3/25/26	Wed 4/15/26																										
8			Asphalt Patch	2 days	Thu 4/16/26	Fri 4/17/26																										
9			PHASE 2 (0+00 to 30+50)	0 days	Fri 4/17/26	Fri 4/17/26	4/17																									
10			Mobilize / Survey / TC / Close Trail	1 day	Mon 4/20/26	Mon 4/20/26																										
11			Remove Asphalt & Concrete	4 days	Tue 4/21/26	Fri 4/24/26																										
12			Install Waterline & Patch	7 days	Mon 4/27/26	Tue 5/5/26																										
13			Install Electrical Conduit	8 days	Wed 5/6/26	Fri 5/15/26																										
14			Earthwork, Class 6 and Subgrade Prep	9 days	Mon 5/18/26	Thu 5/28/26																										
15			C&G, Sidewalk, LP Foundations	20 days	Fri 5/22/26	Thu 6/18/26																										
16			Asphalt Patch, Mill & Overlay	6 days	Fri 6/19/26	Fri 6/26/26																										
17			Signage & Striping	4 days	Mon 6/29/26	Thu 7/2/26																										
18			Shoulder Sidewalk	3 days	Mon 6/29/26	Wed 7/1/26																										
19			Install Rock Mulch	8 days	Mon 6/29/26	Wed 7/8/26																										
20			Install Light Poles	4 days	Thu 7/9/26	Tue 7/14/26																										
Project: 6&24 path - project sch Date: Tue 1/20/26			Task		Project Summary		Manual Task		Start-only		Deadline																					
			Split		Inactive Task		Duration-only		Finish-only		Progress																					
			Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress																					
			Summary		Inactive Summary		Manual Summary		External Milestone																							
Page 1																																

Project: City of Glenwood Springs Blake Avenue Phase II
Owner: City of Glenwood Springs
108 W 8th Street
Glenwood Springs, CO 81601
Engineer: Ashley Dostal
Location: Glenwood Springs, CO
Contract Amount: \$ 2,514,531.43
Completion: 2025

Gould Construction completed the Blake Avenue Phase II Project for the City of Glenwood Springs, delivering comprehensive underground utility upgrades and full surface restoration to improve long-term infrastructure performance, public safety, and corridor aesthetics. The project included replacement and rehabilitation of aging sewer infrastructure to address ongoing maintenance and operational issues within the corridor. Water system improvements were also completed, including installation of upgraded water lines and fire hydrants to enhance system reliability and fire protection capabilities. In addition to water and sewer improvements, Gould Construction implemented a new, comprehensive stormwater management system designed to improve drainage efficiency, reduce surface runoff impacts, and protect the upgraded utilities and roadway structure.



Following completion of underground work, Gould Construction restored all affected surface improvements. This work included full-depth asphalt roadway reconstruction, installation of new sidewalks, and reconstruction of existing sidewalks, curbs, and pedestrian facilities to meet current City standards and ADA requirements. The project also incorporated a revegetation and landscaping plan to restore disturbed areas and enhance the visual character of the corridor. Final improvements included fresh roadway striping, clearly defined travel lanes, and highly visible crosswalk markings to improve traffic operations and facilitate safe pedestrian movement through the area. The Blake Avenue Phase II Project was completed in coordination with the City and local stakeholders to minimize impacts to residents, businesses, and traffic, resulting in a modernized utility corridor with improved functionality, safety, and streetscape appeal.

Project: City of Glenwood Springs 6th Street Improvements
Owner: City of Glenwood Springs
108 W 8th Street
Glenwood Springs, CO 81601
Engineer: Ashley Dostal
Location: Glenwood Springs, CO
Contract Amount: \$ 5,095,558.78
Completion: 2025

Gould Construction was awarded the project to convert the existing five-lane street on 6th Street—formerly a section of Highway 82—in Glenwood Springs into a more pedestrian-friendly, two-way roadway featuring two vehicle travel lanes, parallel parking, and wider sidewalks with tree and landscaped areas.

Utility improvements were also completed as part of the project, including the installation of a new sanitary sewer main, a new storm drainage system, water main upgrades, and improvements to electric and lighting infrastructure.

In addition, the North Landing area adjacent to the Grand Avenue pedestrian bridge was transformed into a park featuring decorative concrete, pedestrian paths, shade structures, landscaping, a stage, and seating areas.



Project: Red Mountain Subdivision Improvements

Owner: City of Glenwood Springs
Contact: matthew.langhorst@cogs.us
Engineer: SGM
Location: Glenwood Springs
Contract Amount: \$2,078,300
Completion: 2021

The Red Mountain Subdivision Improvements project included replacing 1700lf of 8" water main and 18 new water services in an existing neighborhood. A storm drain system was added at the intersections including: 10 inlets, 7 manholes, 700lf of pipe, valley pans and rip rap. New curb and gutter, sidewalk and driveways were added for the entire length of the new roadway. The roadway section replaced to a 2ft depth including 5" of HMA top.



One of the main focus of this project was to provide the neighborhood and the community with a good experience. We worked with the City of Glenwood Springs to prioritize the community's questions, concerns and needs. A pre-construction meeting with the residents was setup to inform them of the plan and the impacts, and to provide them with contacts and resources to help them during the project. A mid project check in was also scheduled with the residents. There were 5 different mainline waterline tie-ins that impacted water service to residents. These shutdowns were planned and coordinated to be as quick as possible and at the most convenient times for the residents. Fliers were provided 48hrs in advance to notify the residents. A similar coordination effort took place when replacing the curb and gutter, sidewalk and driveway in front of their homes, providing 48 hour notice and discussing with the residents their needs and concerns during this temporary inconvenience. Many of the residents reached out to us for additional work on their driveways, yards, sewer services, etc. Although the project schedule was tight to pave before the winter, we were able to accommodate most of the residents. We were happy to receive many compliments, doughnuts and cupcakes from many in the neighborhood.

The outcome was a very successful project, with a grateful community and pleased customer as the project was on time and on budget.



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item:	Ordinance 2026-01; Building Permit Inspection Fees. Second Reading
Action Requested:	Approve Ordinance 2026-01; Amending Section 060.020-020/Table 1-A of the <i>Glenwood Springs Municipal Code</i> regarding building permit inspection fees on second reading.
Department:	Economic and Community Development
Presented By:	Trent Hyatt
Strategic Goals:	Provide Efficient and Responsive City Government Preserve and Improve Infrastructure Protect and Preserve our Quality of Life
Background Info:	The Economic and Community Development department proposes various revisions to the <i>Glenwood Springs Municipal Code</i> (Municipal Code) to better align the fee structure related to re-inspection fees. Related issues and concerns are addressed below.
Issues:	The building department has observed a growing trend of certain contractors requesting initial inspections before the associated work is adequately completed. This results in wasted staff time and operational costs related to additional trips as inspectors are required to travel to job sites multiple times. Failed inspections cause delays to the specific project and limit the time inspectors can spend on other permit reviews and inspections. Currently, inspection fees do not account for these inefficiencies, and the cost burden falls on the City rather than the responsible party. In 2025, the Building Department conducted 1,512 total permit inspections (not including inspections related to business licenses, enforcement cases, and planning files). Approximately 8.33 percent (126) of those were re-inspections due to lack of readiness. Of the 126 re-inspections, fees were applied in 33 instances. Each failed inspection costs the City money in staff time, vehicle use, administrative overhead and the opportunity cost of other efforts. Local governments implement re-inspection fees or higher initial inspection fees to discourage premature scheduling. The proposed amendment is not intended to be punitive to all permittees but instead address those who seem to abuse the current low fee structure. To ensure cost recovery and promote contractor accountability, staff recommends increasing the base re-inspection fee from \$50 to \$100. Staff intends to provide clear guidelines to contractors on readiness requirements to minimize unnecessary inspections. A redlined version of Table 1-A is provided as Exhibit A to the attached draft ordinance. At the January 18, 2026 meeting, City Council asked questions regarding inspection scheduling delays, the cost of re-inspections, and the customer service provided by the Building Department to our applicants. Staff intends to address customer service concerns and plans for improvements during the second reading of the ordinance. Please find a revised Table 1-A which corrects the re-inspection fees requested by staff.
Fiscal Impact:	Unknown but expected to be nominal. The proposed fee adjustment will offset additional costs incurred by the City and reduce the frequency of unproductive inspections. Any revenue generated will support operational sustainability without burdening taxpayers. While the proposal has the potential to increase inspection fee revenue slightly, the intent is really to limit the number of re-inspections occurring. If this deterrent is successful, it could result in a reduction of revenue related to re-inspections.
Legal Review:	The City Attorney has reviewed the draft ordinance outlining the related revisions to the Municipal Code.

Staff Recommendation: Staff recommends approval of Ordinance 2026-01 as outlined in the Issues section above.

ORDINANCE NO. 01

Series of 2026

**AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS,
COLORADO, AMENDING TABLE 1-A SECTION 060.020.020 OF THE
GLENWOOD SPRINGS MUNICIPAL CODE REGARDING BUILDING
PERMIT INSPECTION FEES.**

WHEREAS, the City of Glenwood Springs (“Glenwood Springs” or the “City”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, Section 060.020.020 of the Glenwood Springs Municipal Code provides amendments to the International Building Code; and

WHEREAS, Table 1-A of Section 060.020.020 provides a schedule of Building Permit and Building Inspection Fees; and

WHEREAS, City Staff has recommended updating Section 060.020.020 as set forth on **Exhibit A** attached hereto; and

WHEREAS, the City Council finds and declares that it is necessary for the preservation of health and safety of the City and its residents to amend Section 060.020.020.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 060.020.020 of the Glenwood Springs Municipal Code is amended as set forth in **Exhibit A** attached hereto.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY
THIS ____ DAY OF JANUARY 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

Marco Dehm, Mayor

ATTEST:

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY TO BE EFFECTIVE IMMEDIATELY THIS ____ DAY OF
_____ 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

Marco Dehm, Mayor

ATTEST:

Ryan Muse, City Clerk

EXHIBIT A

Section 060.020.020 – Amendments to the International Building Code is hereby amended as follows with double underlined text added and ~~striketrough~~ text deleted.

TITLE 060 - CONSTRUCTION BUILDING CODES AND REGULATIONS

* * * *

ARTICLE 060.020 - INTERNATIONAL BUILDING CODE

* * * *

060.020.020 - Amendments to the International Building Code

* * * *

Table 1-A

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours \$50 <u>100</u> .00 per hour ¹ (minimum charge - two hours)	
2. Inspections for which no fee is specifically indicated \$100.00 per hour ¹	

3. Re-inspection fee assessed under provisions of Section 109.8 \$100.00 per hour ¹ , <u>second re-inspection \$250.00 per hour¹, third and any subsequent re-inspections \$500.00¹</u> per hour (minimum charge - one hour)
4. Additional plan review required by changes, additions or revisions to approved plans \$ 50 <u>100</u> .00 per hour ¹ (minimum charge - one hour)
5. For use of outside consultants for plan checking and inspections, or both \$ 50 <u>100</u> .00 per hour ²

¹ Or the hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

² Or Actual cost to the jurisdiction including any administrative and overhead costs.



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item:	Ordinance 2026-03; Sales Tax Language 040.020.030 Cleanup
Action Requested:	This Ordinance has been created to clean up section 040.020.030 of the Municipal Code which mentions the tax rate prior to the passage of Ballot Issue 2A in 2024 and 2C in 2022 that changed the sales and lodging tax rate.
Department:	Finance
Presented By:	Steve Boyd
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	The sales tax rate set forth in section 040.010.030 was adjusted by the appropriate Ordinances after each election. This particular section still needs to be modified.
Issues:	This ordinance cleans up the municipal code.
Fiscal Impact:	NA
Legal Review:	Legal drafted the ordinance.
Staff Recommendation:	Staff recommends passage of Ordinance 2026-03.

ORDINANCE NO. 03

Series of 2026

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTION 040.020.030(a) OF THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING PAYMENT OF TAX BY RETAILER.

WHEREAS, the City of Glenwood Springs (“Glenwood Springs” or the “City”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, voters approved Ballot Issue 2A in 2024 and 2C in 2022 changing the sales and lodging tax rates within Glenwood Springs; and

WHEREAS, in implementing the respective changes, amendment of Section 040.020.030 of the Glenwood Springs Municipal Code (the “Code”) which provides for payment of tax by retailers as defined by other sections of the Code was overlooked; and

WHEREAS, City Staff has recommended updating Section 040.020.030(a) as set forth in Section 2 of this Ordinance, below; and

WHEREAS, the City Council finds and declares that the Code amendment as set forth below and incorporated by this reference is in the best interests of the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. **Recitals.** The foregoing recitals are incorporated herein as if set forth in full.

Section 2. **Amendments.** Section 040.020.030(a) is hereby amended as follows with double underlined text added and ~~striketrough~~ text deleted:

040.020.030 - Payment of tax by retailer.

- (a) Retailer or vendor responsible for collection; returns filed. Every retailer or vendor shall be liable and responsible for the payment of the sales tax set forth in Section 040.010.030 ~~an amount equivalent to three and seven one hundredths (3.7) percent~~ of all sales made by him/her of commodities or services specified in Section 040.020.010. Vendors of accommodations shall be liable and responsible for payment of an additional amount as set forth in Section 040.010.030 ~~equivalent to two and one half (2.5) percent~~ of the rent collected for accommodations. The retailer or vendor shall, before the twentieth day of each month following the applicable reporting period whether monthly, quarterly or annually, make a return

to the Director of Finance for the preceding reporting period and remit an amount as required in this subsection.

* * * *

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY
THIS ____ DAY OF FEBRUARY 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

Marco Dehm, Mayor

ATTEST:

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY TO BE EFFECTIVE IMMEDIATELY THIS ____ DAY OF
_____ 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

Marco Dehm, Mayor

ATTEST:

Ryan Muse, City Clerk



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item:	Resolution 2026-02; Electric Tariff Sheet Updates for 2026 Rate Adjustment
Action Requested:	Council/Electric Utility Board approval of Resolution 2026-2 setting electric rates for calendar year 2026.
Department:	Public Works
Presented By:	Matthew Langhorst
Strategic Goals:	Preserve and Improve Infrastructure Ensure Public Safety
Background Info:	The City of Glenwood Springs Electric Department commissioned a rate study be completed in 2022, to include recommended rate adjustments through 2026. This rate study has held true with purchase power adjustments, operating expense increases, transmission line fee increases and such through 2025 and heading into 2026. Staff is bringing forward the last rate adjustment recommended within this study for 2026, at a 5.2% increase across the board. A new rate study is in process right now, looking at 2026 and into the future 5, 10 and 15 years.
Issues:	None at this time.
Fiscal Impact:	The electric rates will be increased 5.2% per consultant rate study recommendations.
Legal Review:	Legal has reviewed the tariff sheets.
Staff Recommendation:	Council/Electric Utility Board approval of Resolution 2026-2 setting electric rates for calendar year 2026.

RESOLUTION 2026-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ACTING AS THE ELECTRIC UTILITY BOARD, SETTING ELECTRIC RATES.

WHEREAS, Article 080.050 of the City's Municipal Code provides that fees for electric rates be set by Resolution; and

WHEREAS, the City Council of the City of Glenwood Springs, acting as the Electric Utility Board, has made the following findings of fact:

1. The most recent adjustments to the City of Glenwood Springs Electric System rates were approved on April 18, 2024.
2. The City Council is in receipt of information upon which it bases its decision to now increase electric rates as set forth in Advice Letter No. 8 of the City Manager dated February 5, 2026, with attached Tariff Sheets.
3. The Tariff Sheets proposed in Advice Letter No. 8 represent fair and equitable charges for electric service in the City of Glenwood Springs in order for the Electric System to realize the historical rate of return of the System. The proposed Schedule of Rates is in the public interest and should be authorized; and

WHEREAS, the Electric Utility Board has, prior to the adoption of this resolution, given public notice pursuant to Rule 17(A)(1) of the Rules of Practice and Procedure before the Electric Utility Board of the City of Glenwood Springs, Colorado; and

WHEREAS, the City Council by this Resolution will set electric rates until otherwise amended by City Council.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ACTING AS THE ELECTRIC UTILITY BOARD, THAT:

Section 1. The above recitals are hereby incorporated as findings by the City Council of the City of Glenwood Springs.

Section 2. It hereby adopts the revised schedule of electric rates recommended by the City Manager in Advice Letter No. 8. Copies of the Advice Letter and the revised schedule sheets shall be available for public inspection in the office of the City Clerk of the City of Glenwood Springs, Colorado.

Section 3. The electric rates set forth in the revised rate schedules attached hereto as Exhibit A shall be effective for all electric utility billing performed by the Glenwood Springs Electric System starting with the February 2026 electric billing cycle.

INTRODUCED, READ, AND PASSED THIS 5TH DAY OF FEBRUARY 2026.

CITY OF GLENWOOD SPRINGS, COLORADO

Marco Dehm, Mayor

ATTEST:

Ryan Muse, City Clerk

GLENWOOD SPRINGS ELECTRIC SYSTEM

101 W. 8TH STREET
GLENWOOD SPRINGS, COLORADO 81601
PHONE: (970) 384-6400



February 5, 2026

The Electric Utility Board of the City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

Re: Advice Letter No. 8

Dear Board:

The accompanying tariff sheets issued by the Glenwood Springs Electric System are submitted for filing in accordance with the Rules of Practice and Procedure of the Glenwood Springs Utility Board.

<u>Tariff Sheet No.</u>	<u>Cancels Sheet No.</u>	<u>Title of Sheet</u>
1, 20th Revision	1, 19th Revision	Residential, Domestic Light and Combination Service
9, 20th Revision	9, 19th Revision	Commercial, Small Commercial
10, 20th Revision	10, 19th Revision	Large Commercial and Industrial, Combined
		Commercial Lighting and Power
12, 15th Revision	12, 14th Revision	Municipal, Street Lighting Service

An increase in the tariffs related to the foregoing category of services is requested due to increased purchase power costs, increased transmission costs, increased fixed cost recovery cost (FCRC), increased operating costs, and routine capital project costs. A full showing of the proposed tariff and charges are attached hereto. The tariff sheets refer to the existing tariffs that are proposed to be changed.

The Glenwood Springs Electric System has published notice in accordance with Rule 17(A)(1) of a public hearing to consider the proposed tariff increase, which hearing shall occur at the regular City Council meeting of March 6, 2025.

It is requested that this filing become effective March 1st, 2026, for the March electric billing cycle to be bill in April 2026. It is further requested that this filing be adopted by reference in a Resolution of the City Council, acting as the Electric Utility Board, on February 5th, 2026.

Respectfully submitted,

Steve Boyd, City Manager
Glenwood Springs Electric System

General Service Classification: RESIDENTIAL	
Rate Title Or Number: DOMESTIC LIGHT AND COMBINATION SERVICE - DL	Company Rate Code
<u>AVAILABILITY</u> Available in all territory served by the City.	
<u>APPLICABILITY</u> Applicable to separately metered individual dwelling units for all domestic uses. Single phase service. One hundred ten (110) volts and two hundred twenty (220) volts. Rates generally apply to residential accounts with monthly average electric demand below 34.99 kw.	
<u>RATE</u>	
<u>RATE PER METER</u>	
Service Charge:	Per meter, per month
Energy Charge:	Per kWh for all kWh used per month
<u>MINIMUM CHARGE</u>	
The minimum charge under the above rate shall be the Service Charge	
<u>PAYMENT</u>	
Bills for electric service are due and payable within fifteen (15) days from date of bill.	

General Service Classification:		COMMERCIAL
Rate Title Or Number:	SMALL COMMERCIAL - BL	Company Rate Code
<u>AVAILABILITY</u> Available in all territory served by the City.		<u>RATE</u>
<u>APPLICABILITY</u> Applicable to all commercial users for all electrical requirements at available secondary voltage, <u>single</u> phase or <u>three</u> phase service. Rates apply to commercial accounts with monthly average electric demand between 1 kw and 69.99 kw.		
<u>RATE PER METER</u> Service Charge: Per meter, per month		
Energy Charge: Per kWh for all kWh used per month		
<u>MINIMUM CHARGE</u> The minimum charge under the above rate shall be the Service Charge.		
<u>PAYMENT</u> Bills for electric service are due and payable within fifteen (15) days from date of bill.		
<u>SPECIAL PROVISIONS</u> Service is classified as business when use is primarily of a business, professional, institutional, or small industrial nature, subject to power factor correction as contained in the rules and regulations.		

General Service Classification: LARGE COMMERCIAL AND INDUSTRIAL		
Rate Title Or Number: COMBINED COMMERCIAL LIGHTING AND POWER - BD		Company Rate Code
<u>AVAILABILITY</u> Available in all territory served by the City.		
<u>APPLICABILITY</u> Applicable to all commercial users for all electrical requirements at available secondary three phase service. Rates apply to commercial accounts with monthly average electric demand in excess of 70 kw.		
		<u>RATE</u>
<u>RATE PER METER</u>		
Service Charge:	Per meter, per month	\$60.00
Energy Charge:	Per kWh for all kWh used per month	\$0.1313
<u>MINIMUM CHARGE</u>		
The minimum charge under the above rate shall be the Service Charge.		
<u>PAYMENT</u>		
Bills for electric service are due and payable within fifteen (15) days from date of bill.		



City Council
STAFF REPORT
City of Glenwood Springs
February 5, 2026

Agenda Item: Social Event Announcement

Action Requested: City Council will announce where they will hold their social event immediately following the meeting.

Department: City Administration

Presented By:

Strategic Goals: Provide Efficient and Responsive City Government

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation: