



Tuesday, July 28, 2020

RE: Construction Update

Dear Ponderosa residents,

With all of the activity in Ponderosa, we wanted to provide a high-level overview of what to expect in the near future and in the coming months.

New Start Date for Full Road Closure: August 3, 2020

The new start date for the full closure of Cherry Avenue is August 3, 2020 (as opposed to August 6 as previously stated). The closure will last through approximately September 3, 2020.

Organization Chart

This chart provides an overview of who is working in your community:

- As always the city oversees property management and guides infrastructure replacement.
- Trestle is currently focused on securing all permits and coordinating community engagement.
- Marathon Construction (Bridgette Cole) is the third-party owner’s representative for construction, ensuring that the contractor, KCI, completes construction well and as directed by the city.
- Marina LaGrave provides Spanish language services.
- Caddis, JVA and Scott, Cox and Associates complete the technical work to secure construction documents, engineering and platting.
- Oak Environmental is removing vacant homes from the site.
- Xcel Energy will handle the electrical infrastructure replacement.





Vacant Mobile Home Removal

Fourteen vacant mobile homes will be removed from Ponderosa over the next month or so by contractor Oak Environmental. Oak's contract for this work is separate from KCI, the contractor overseeing Phase I infrastructure construction. Removal of these homes will make room for temporary parking, construction activities and ultimately future housing in Ponderosa. Some homes will be demolished in place and some will be towed away, depending on factors such as structural integrity and whether or not equipment is in place for towing. Demolition of electrical service to the mobile home site must happen first, then demolition of the homes will happen. Greg is guiding Oak's efforts, so please speak with him if you have any questions.

Porches, sheds and any appliances or other items on these home sites are the property of the city. Feel free to ask if you are interested in something, but please do not take anything without permission from Greg. Greg is maintaining an inventory of these items and will be distributing them based on need.

Water and Sewer Connections

One of the most important, but disruptive aspects of our work will be connecting your homes to the new water, sewer and electric infrastructure that is being installed. The steps to this work will be:

1. **Survey each home** and lot to decide how best to connect each home to the new water, sewer and electric. Greg will oversee the team performing these surveys.
2. **Prepare lots.** Clear away obstacles to installation such as landscaping, temporarily move sheds, temporarily remove sections of fence, etc... Greg will oversee the team performing lot preparation.
3. **Trenching.** Necessary trenches will be dug. There are rules about maintaining proper separation between sewer and water lines. Each home will require a unique approach to water and sewer installation. We will always favor the least disruptive approach that works for your home. KCI will oversee this work.
4. **Sewer and Water Connection.** A plumber hired by KCI will connect mobile homes to the new sewer and water infrastructure.
5. **Lot repair.** After connections are made and trenches filled, Greg's team will work to fix disruptions to your yard (replace pavers, replace fence, replace shed, reseed or apply mulch, etc).

Xcel Energy

Xcel Energy will be replacing the electrical infrastructure at Ponderosa. This includes replacing the overhead power lines with new underground services that will be installed using directional boring, and placing new transformers throughout the community. An electrical contractor will then be running services to new meters for each mobile home. Please talk to Bridgette Cole if you have questions about Xcel's work in Ponderosa.

Privacy and Notices

Mobile home park residents have a Right to Privacy and also a right to be provided with notice during service disruptions and when the park owner is entering. A lot of construction activity will be happening over the next few months, including temporary service disruptions, road closures, temporary parking arrangements and workers entering your lots. Greg will be installing weather-proof plastic sleeves on fences and/or gates to make it easier to receive notice postings. Please check yours often to stay up-to-date. You will often receive notice by text as well.

Right to Privacy

Except in the case of an emergency, you have the right to peacefully enjoy your mobile home lot without interference by park management. (If there is an emergency, Greg is allowed to enter your lot to address the emergency.)



Greg and other contractors also have the right to enter your lot to:

- Post required notices;
- Ensure compliance with your lease, Ponderosa's rules and regulations and other codes and laws;
- Ensure Ponderosa is clean, safe and habitable;
- Maintain infrastructure;
- Ensure the safety and maintenance of utility connections; or
- Make repairs or improvements to infrastructure and connections.

Notice Requirements

- *Entering Your Lot to Post Notice.* When Greg or others are posting notices required by law, they are not required to provide 48-hours notice.
- *Entering Your Lot to Perform Management Functions and Construction-related Activities.* Greg will provide notice 48 hours in advance of himself or others entering your lot.
- *Planned Water/Sewer/Electric Disruptions.* We will provide 48 hours notice if the disruption is planned and expected to last more than two hours.
- *Unexpected and/or Emergency Water/Sewer/Electric Disruptions.* We will provide reasonable notice.

On-Site Meetings

Residents Q&A are scheduled on site every other week on Thursday for one hour. We ask that you please respect social distancing and wear a mask at all times during those sessions. In addition, we will limit attendance to these sessions to 5 people at once to avoid crowds. **Please text Marine at 720-226-7557 to sign up** for the following:

- Thursday, July 30 at 9:00 AM
- Thursday, August 13 at 12:00 PM
- Thursday, August 27 at 6:00 PM

In addition, Habitat for Humanity will hold office hours on site once a month. We will confirm dates for those as soon as possible.

Thank you for your continued support.

<i>Crystal Launder</i>	<i>Greg Gustin</i>
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