

January 19, 2021

2021 Construction Notice to Ponderosa Residents

Dear Ponderosa Residents,

We are in our 7th month of construction. It's been fun so far hasn't it? All joking aside, we realize that construction places a significant burden on everyone. As always, we appreciate your ability to live and work around the noise, the vibrations, the parking disruptions, and contractors going in and out of your yard and under your home, as well as your flexibility in taking off work to let electricians in your home, and so much more. Your perseverance through all these inconveniences will leave us with a community that has SAFER and more RELIABLE infrastructure (water, sewer, electric, gas, roads).

Construction Schedule

Most construction is behind us. In 2021 construction impacts should be far less burdensome. That being said, Xcel Energy is still installing new electric infrastructure. Comcast cable/internet utilities will be installed along with electric. And new gas infrastructure will be installed after electric and internet utilities. The new gas infrastructure is for mobile homes only. New Habitat homes will not be connected to gas.

Scheduling construction activities is typically difficult. Scheduling activities during the Covid pandemic is even more difficult. Below is our best effort to give you as much visibility as we can into the next weeks and months.

Electric Infrastructure

- Friday, January 21: Complete installation of eleven new transformers and wiring from transformer to transformer.
- Monday, January 25: Begin setting posts for electrical meter banks and new street lights. There will be approximately two meter banks per row of mobile homes. We are trying to find the least disruptive placement for these meter banks, however we expect some loss of parking. If you lose any parking in front of your home, we will be in touch with you as soon as we have this information.
- Month of February: Bore electrical lines from transformers to meter banks.
- Early March: Assemble ~10 meter banks.

Once the electrical meter banks are assembled, we can begin to trench from the meter bank to each home. The trench will be about 6 inches wide and 2 feet deep. The trench will end in front of your home where an outlet or disconnect will be placed. Your home will be wired into the plug/outlet or disconnect.

Different homes will have different connection solutions – we cannot use a ‘one size fits all’ approach. When your home is connected to the new electrical infrastructure, it's probable (but not certain) that

two people will enter your home; the electrician making the electrical connection and the city inspector. If you have special requirements in regard to home entry, please let property management know and we will do our best to work around them.

Comcast internet/cable TV

Comcast underground cabling will go inside the electrical trenches. Comcast will have a small pedestal placed every other home.

Gas Infrastructure

Timing to be Determined (TBD): Design work is not complete on gas infrastructure. We will update you once we have more information.

Driveways

Once electric, Comcast, and gas utilities are installed, the lot remediation team will comprehensively fix driveways. This may include regrading, recompacting, and adding a layer of road base and/or gravel and may take anywhere between three to six months. In the meantime, property management will be using the tractor to try and give every home a gravel path from the road up to their gate. If you have a preference on where this path will go, please contact property management.

Common Landscaping

Spring 2021. Once planting season begins, landscaping will be installed in the stormwater detention ponds and along 10th and Cherry.

Closure of Broadway Entrance/Exit

May 2021 or later. This information was provided by the North Broadway Transportation Project team. As more information on the timing of this closure is available, we will share it with you.

Parking

Property management is developing a parking program for Ponderosa. This program will designate parking throughout Ponderosa. Our goal continues to be to meet the parking needs of the community. The parking plan will change some this summer as Habitat begins to build homes.

As always, if you have questions or notice an unsafe situation, please contact Greg at (520) 548-4317 or Bridgette at (720) 634-5821.

Thank you,
Boulder Housing and Property Management.