



MANITOU SPRINGS CITY COUNCIL REGULAR MEETING AGENDA

City Council meetings are held in hybrid form by Zoom
(remote) or in-person at Memorial Hall.

Memorial Hall

606 Manitou Avenue

Manitou Springs, CO 80829

Remote: www.manitouspringsgov.com; click on meeting
link under "Government; City Council" page

Position	Name	Term Expires
Mayor	Natalie Johnson	January 4, 2028
At-Large	Mayor Pro Tem Judith Chandler	January 4, 2028
At-Large	John Shada	January 4, 2028
At-Large	Julie Wolfe	January 4, 2028
Ward 1	Nate Nassif	January 8, 2030
Ward 2	Carey Storm	January 8, 2030
Ward 3	Gloria Latimer	January 8, 2030

March 17, 2026

6:00 PM

THE CITY COUNCIL MAY TAKE ACTION ON ANY OF THE FOLLOWING AGENDA ITEMS AS PRESENTED OR MODIFIED PRIOR TO OR DURING THE MEETING, AND ITEMS NECESSARY TO EFFECTUATE THE AGENDA ITEMS

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA**
- E. PUBLIC COMMENT ON NON-AGENDA ITEMS**
- F. CONSENT CALENDAR**
 - 1. March 3, 2026 City Council Minutes
 - 2. Presentation of Warrants
 - 3. Soda Springs Park Phase III Design Documents
 - 4. Approval of Change Order No. 3 with Filanc Construction for the 2024 Water Treatment Plant Improvements Project
- G. PRESENTATION**
 - 1. Proclamation No. 0226, Recognizing March as Women's History Month
 - 2. First Quarter 2026 Visit Manitou Springs Update
- H. BUSINESS**
 - 1. Consider Appointing Holley Murphy to the Parks and Recreation Advisory Board as a Regular Member

2. Consideration of Resolution No. 0826, A Resolution of the City of Manitou Springs City Council Transferring Amounts from Budgeted Medical Insurance Expenditures to Budgeted Salaries to Provide a Cost of Living Increase of Two Percent to Non-Leadership Full-Time City Employees
3. Approval of the Manitou Arts, Culture, and Heritage Board 2026 Grant Recommendations

I. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

J. CITY ADMINISTRATOR REPORT

K. EXECUTIVE SESSION

1. An Executive Session to hold a conference with the City attorney for legal advice pursuant to Section 5.1(c) of the City of Manitou Springs Home Rule Charter concerning *Manitou and Pikes Peak Railway Company v. City of Manitou Springs, Colorado*, El Paso County District Court Case No. 2025CV30766

ADJOURN

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact the ADA Coordinator at (719) 685-5481 or jfryer@manitouspringsco.gov. You may also contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.



Memorandum

Title: March 3, 2026 City Council Minutes

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

March 17, 2026

Purpose:

To review and approve the meeting minutes from the March 3, 2026 City Council meeting.

Background:

The City Council met in regular session on March 3, 2026.

Fiscal Impact:

None.

Workload Impact:

Approximately two hours to attend the meeting and to prepare and review the minutes.

Recommended Action:

Approve the March 3, 2026 City Council regular meeting minutes through the approval of the consent calendar.

CITY OF MANITOU SPRINGS
CITY COUNCIL
Regular Meeting Minutes
606 Manitou Avenue
March 3, 2026

The City Council of Manitou Springs met in Regular Session on Tuesday, March 3, 2026, at 606 Manitou Avenue, in the City of Manitou Springs, County of El Paso, and State of Colorado.

COUNCIL MEMBERS PRESENT FOR ROLL CALL:

Mayor Natalie Johnson
Mayor Pro Tem Judith Chandler
Councilor John Shada
Councilor Julie Wolfe
Councilor Nate Nassif
Councilor Carey Storm
Councilor Gloria Latimer

A. CALL TO ORDER

Mayor Johnson called the meeting to order at 6:00 PM.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. ROLL CALL

All members of the City Council were present for the roll call.

D. APPROVAL OF AGENDA

Mayor Po Tem Chandler moved to approve the agenda as presented. The motion was seconded by Councilor Storm. The motion carried unanimously (7-0).

E. PUBLIC COMMENT ON NON-AGENDA ITEMS

Elva Wolin, Owner of The Candy Bar in Manitou, reported that her business is being damaged by the elements, due to code violations of the adjoining property. She shared that she spoke with Code Enforcement and the City Administrator, but that Code Enforcement stated that the issue is a civil matter. She expressed concern about inaction, stating that the issue endangers the public and causes liability, and requested that the Council ensure that Code Enforcement fulfill their duty in the matter.

F. CONSENT CALENDAR

1. February 17, 2026 City Council Minutes
2. On-Call Water and Sewer Services Contract Award to 633 Construction, LLC

Note for the Record – This item was pulled from the consent calendar as requested by Councilor Latimer.

Councilor Storm moved to approve the consent calendar as amended. The motion was seconded by Councilor Nassif. The motion carried unanimously (7-0).

F2. On-Call Water and Sewer Services Contract Award to 633 Construction, LLC

There was a brief discussion about the response time for the on-call services, during which Public Services Director Ben Schmitt, confirmed that someone would be on site to assess within 2 hours and work would begin within 24 hours.

There was a brief discussion about liability insurance. City Attorney Jeff Parker advised that liability coverage varies, but a million dollars is standard and in line with what the City has had in previous contracts.

Public Services Director Schmitt explained that services are authorized through a task order process using predefined unit quantities rather than a time and materials approach. This allows the City to understand and approve the cost of each task in advance before work proceeds, rather than establishing an overall not to exceed amount.

City Administrator Denise Howell added that in the event of an emergency in which the total cost exceeds the \$50,000 that the City Administrator would normally be authorized to approve up to, she would have the authority to exceed this amount for on-call water and sewer emergencies.

There was a brief discussion about previous on-call services, during which City Administrator Howell confirmed that the contract has been a standard practice for the City for at least the last 15 years. She added that the City generally sends out a new Request for Proposal (RFP) every three years to ensure the City is getting the best deal.

Mayor Pro Tem Chandler shared that she had requested a small correction to the contract under paragraph B on page three, to change the language to indicate that the City will, (shall), cause the cleanup to be performed at the contractor's expense.

There was a brief discussion about how often the on-call services are utilized. Public Services Director Schmitt explained that on-call contractors are used in several situations, including emergencies when City crews are already responding to other

incidents, larger projects requiring specialized equipment or tools, and pre-planned work when staff are occupied with routine operations. He noted that the City limits use of contractors whenever possible due to the higher cost and shared that they were used a limited number of times in the previous year.

Mayor Pro Tem Chandler moved to approve the On-Call Water and Sewer Services Contract Award to 633 Construction, LLC, with the suggested correction to the language on page three. The motion was seconded by Councilor Storm. The motion carried unanimously (7-0).

G. BUSINESS

1. Consider Appointing Anthony Lane to the Open Space Advisory Committee as an Alternate Member

David Conley, Open Space Advisory Committee (OSAC) Chair, shared that Applicant Anthony Lane has attended multiple OSAC meetings and that the Committee is recommending approval of his request to be appointed to OSAC.

Applicant Lane shared that he is currently a member of the Parks and Recreation Advisory Board (PARAB) and expressed interest in switching to OSAC. He added that he is an avid trail user and appreciates what the City has to offer for trails.

Councilor Storm moved to appoint Anthony Lane to OSAC as an Alternate Member. The motion was seconded by Councilor Nassif. The motion carried unanimously (7-0).

2. Consider Appointing Jehan-Ara Khan to the Historic Preservation Commission as an Alternate Member

Laura Kindseth, Historic Preservation Commission (HPC) Chair, introduced Applicant Jehan-Ara Khan, noting her qualifications as an educator and business owner. She stated that Applicant Khan would be an asset to the Commission.

Applicant Khan shared her longstanding interest in history and architecture, noting her academic training in Byzantine, Ottoman, and Roman architecture in Turkey. She described incorporating historic neighborhoods into her teaching while living and working in historic locations, emphasizing her passion for exploring and sharing the stories that historic buildings and places can tell.

Councilor Nassif moved to appoint Jehan-Ara Khan to HPC as an Alternate Member. The motion was seconded by Councilor Storm. The motion carried unanimously (7-0).

3. Consider Appointing Jehan-Ara Khan to the Parks and Recreation Advisory Board as a Regular Member

Applicant Jehan-Ara Khan shared that the City's parks were especially meaningful to her during a difficult personal period after moving to Manitou Springs, and that spending time in the parks while recovering from an injury fostered a strong sense of appreciation and connection. She expressed a desire to give back to the community by serving on PARAB.

Councilor Wolfe moved to appoint Jehan-Ara Khan to PARAB as a Regular Member. The motion was seconded by Councilor Latimer. The motion carried unanimously (7-0).

4. Consider Appointing Ruth Markwardt to the Housing Advisory Board as a Regular Member

Alison Gerbig, Housing Advisory Board (HAB) Chair, shared that Applicant Ruth Markwardt attended a 2026 HAB meeting and expressed continued interest in housing affordability. Chair Gerbig highlighted her background in grant writing and research and stated that HAB is recommending her appointment as a regular member.

Applicant Markwardt expressed appreciation for living and owning a home in Manitou Springs and shared her interest in supporting efforts to maintain housing accessibility for residents of diverse backgrounds. She noted her interest in the City's Accessible Dwelling Unit (ADU) policies and housing affordability initiatives, and stated she hopes to contribute her experience in federal, state, and foundation grant writing while learning more about the Board's work.

Mayor Pro Tem Chandler moved to appoint Ruth Markwardt to HAB as a Regular Member. The motion was seconded by Councilor Nassif. The motion carried unanimously (7-0).

H. HEARINGS

1. Second Reading and Public Hearing of Ordinance No. 0426, An Ordinance Repealing and Reenacting Title 15, Chapter 15.12 of the Manitou Springs Municipal Code and Adopting by Reference The 2021 Edition of the International Fire Code with Amendments Thereto

Fire Lieutenant Brad Dorris shared that the Fire Department is recommended the adoption of the 2021 edition of the International Fire Code. He reported that there were no changes to the ordinance since first reading.

There was a brief discussion about how often the code is updated, during which Fire Lieutenant Dorris explained that the code is typically updated every three years and noted that the City is not required to adopt the latest edition.

Fire Lieutenant Dorris confirmed that the code would apply to new construction.

Mayor Johnson opened the public hearing at 6:33 PM. Due to no public comment, Mayor Johnson subsequently closed the public comment portion of the hearing.

Councilor Latimer moved to adopt on second reading Ordinance 0426, An Ordinance Repealing and Reenacting Title 15, Chapter 15.12 of the Manitou Springs Municipal Code and Adopting by Reference The 2021 Edition of the International Fire Code with Amendments Thereto. The motion was seconded by Mayor Pro Tem Chandler. The motion carried unanimously (7-0).

2. Second Reading and Public Hearing of Ordinance No. 0326, An Ordinance of the City of Manitou Springs, Colorado, Amending Section 1.32.150 of the Manitou Springs Municipal Code by the Addition of a New Subsection (D) Concerning Municipal Penalties

City Attorney Parker explained that a recent Supreme Court decision requires that when a state statute prohibits the same conduct as a municipal ordinance, the municipal ordinance cannot impose a greater penalty than the state law. He noted that the proposed code change adds a section to reflect this requirement, clarifying that municipal penalties cannot exceed the corresponding state penalties when a state statute applies.

There was a brief discussion about traffic offenses, during which City Attorney Parker confirmed that traffic offenses would be an exception. He suggested amending the ordinance to exclude traffic offenses.

Mayor Johnson opened the public hearing at 6:38 PM. Due to no public comment, Mayor Johnson subsequently closed the public comment portion of the hearing.

Councilor Wolfe moved to adopt on second reading Ordinance 0326, An Ordinance of the City of Manitou Springs, Colorado, Amending Section 1.32.150 of the Manitou Springs Municipal Code by the Addition of a New Subsection (D) Concerning Municipal Penalties, subject to the change suggested by the City Attorney. The motion was seconded by Councilor Storm. The motion carried unanimously (7-0).

I. RECEIVE OR ACT ON COUNCIL CORRESPONDENCE

Mayor Johnson shared that the City Council had discussed hosting an Open Mic Night on the fourth Tuesday of the month to allow the public a more casual opportunity to engage with the Council. She noted that the fourth Tuesday in March is during Spring Break and proposed that the first Open Mic Night be on April 28, 2026 from 5:00 PM to 7:00 PM. Mayor Johnson confirmed that the meetings are not mandatory for Councilors to attend, but that she will be requesting confirmation of attendance in advance to ensure at least two Councilors are at the meeting.

Councilor Latimer expressed support of the Open Mic Night meeting. She added that Manitou Winery offered to host a meeting.

Mayor Johnson noted previous discussion about changing the day of the week the Council meets to allow for more time to review agenda packets. She shared that City staff expressed that changing the day would not be beneficial and create challenges.

J. CITY ADMINISTRATOR REPORT

City Administrator Howell reported on the following:

- The Heating, Ventilation and Air Conditioning (HVAC) system in Memorial Hall have been updated. The lighting in the hall is still being worked on.
- On Saturday, March 7, 2026, the City is hosting a Community Connect event from 9:00 AM to 12:00 PM to allow the public to engage with various departments and sign up for services.
- On March 19, 2026, the City Administrator and Finance Director are hosting an informational Budget 101 Class in Memorial Hall starting at 6:00 PM.

K. EXECUTIVE SESSION

1. An Executive Session to hold a conference with legal counsel for the City for legal advice pursuant to Section 5.1(c) of the Manitou Springs City Charter and to determine positions relative to matters that may be subject to negotiations; develop strategy for negotiations; and instruct negotiators pursuant to Section 5.1(d) of the Manitou Springs City Charter, concerning the provision of spring water to the Sunwater Spa.

Mayor Johnson read the purpose of the Executive Session into the record at 6:44 PM.

Mayor Johnson moved to enter the Executive Session for the stated purpose. The motion was seconded by Councilor Wolfe. The motion carried unanimously (7-0).

The City Council moved back to Regular Session at 7:29 PM. Mayor Johnson confirmed the Executive Session was held solely for the stated purpose and that no formal decision was made.

ADJOURN

With no other items to discuss, Mayor Pro Tem Chandler moved to adjourn the meeting. The motion was seconded by Councilor Latimer. The motion carried unanimously (7-0). The meeting adjourned at 7:30 PM.

Attest:

Natalie Johnson, Mayor

Elena Krebs, City Clerk

If you need this document in an alternative format, such as large print, accessible PDF, or Braille, please contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554.



Memorandum

Title: Presentation of Warrants
From: Becca Davis CPFO, Finance Director
To: Mayor and City Council
CC: City Administrator Denise Howell
Allocated Time: 5 Minutes

March 17, 2026

Purpose:

To present warrants, written from February 1, 2026, through February 28, 2026, to City Council

Background:

City Code 4.2. Powers and duties of Council

...the Council shall have the responsibility and power to:

(d) Prepare and administer an annual budget, and post monthly in City Hall and make available to the public the line-by-line expenditures authorized by the council.

Fiscal Impact:

Total checks written: 182

Total amount: \$1,968,463.85

Workload Impact:

Minimal

Recommended Action:

Acknowledge presentation of the warrants by approval of the Consent Calendar.

Report Criteria:

Report type: Summary

Check.Type = {<-} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount	
02/26	02/06/2026	22061	20220557	STAMPLI CREDIT CARD	10-202-100	4,200.00	M
02/26	02/11/2026	22062	615	CARDMEMBER SERVICE	10-202-100	13,388.50	M
02/26	02/18/2026	22063	20220557	STAMPLI CREDIT CARD	10-202-100	2,100.00	M
02/26	02/11/2026	252883	170	CIRSA	10-202-100	260,456.64	V
02/26	02/06/2026	253046	20220666	AFFORDABLE TREE AND SHRUB EXPERTS INC	10-202-100	450.00	
02/26	02/06/2026	253047	145724	AMAZON CAPITAL SERVICES	10-202-100	2,137.20	
02/26	02/06/2026	253048	426	AMERICAN LOCK & KEY	10-202-100	23.75	
02/26	02/06/2026	253049	358	BOUND TREE MEDICAL,LLC.	10-202-100	7,736.95	
02/26	02/06/2026	253050	848	CENTURYLINK	10-202-100	409.27	
02/26	02/06/2026	253051	1111	COLORADO PARKS AND RECREATION ASSOC	10-202-100	1,040.00	
02/26	02/06/2026	253052	177	COLORADO SPRINGS UTILITIES	53-202-100	75.00	
02/26	02/06/2026	253053	1806	COMCAST	55-202-100	224.36	
02/26	02/06/2026	253054	20221004	DETECTACHEM, INC.	10-202-100	86.82	
02/26	02/06/2026	253055	188	GALLS, LLC	10-202-100	268.74	
02/26	02/06/2026	253056	436	HOME DEPOT CREDIT SERVICES	10-202-100	714.69	
02/26	02/06/2026	253057	160297	IACP	10-202-100	220.00	
02/26	02/06/2026	253058	144289	ITRON, INC.	52-202-100	412.72	
02/26	02/06/2026	253059	202158	MACDOUGALL & WOLDRIDGE PC	52-202-100	597.00	
02/26	02/06/2026	253060	1009	MARCUS ELECTRIC LLC	10-202-100	889.00	
02/26	02/06/2026	253061	145606	MILE HIGH ACE HARDWARE	10-202-100	15.29	
02/26	02/06/2026	253062	169	NAPA AUTO PARTS	10-202-100	77.58	
02/26	02/06/2026	253063	2021089	NATIONSEARCH.COM LLC	10-202-100	38.66	
02/26	02/06/2026	253064	20220037	NEW YORK LIFE	10-202-100	1,027.60	
02/26	02/06/2026	253065	18922	PREFERRED DOCUMENT SOLUTIONS	10-202-100	57.49	
02/26	02/06/2026	253066	144342	ROCKY TOP RESOURCES, INC.	55-202-100	837.58	
02/26	02/06/2026	253067	190	RODRIGUEZ, LARRY J	10-202-100	7,600.00	
02/26	02/06/2026	253068	20200287	SHELDON'S AUTO REPAIR	10-202-100	451.52	
02/26	02/06/2026	253069	10065	WASTE CONNECTIONS	10-202-100	4,417.64	
02/26	02/06/2026	253070	10064	WASTE CONNECTIONS	10-202-100	280.53	
02/26	02/06/2026	253071	551	XEROX FINANCIAL SVCS/MARLIN LEASING CORP	10-202-100	2,015.01	
02/26	02/06/2026	253072	170	CIRSA	10-202-100	231.00	
02/26	02/06/2026	253073	20221220	FOUNTAIN COLONY LLC	23-202-100	2,500.00	
02/26	02/06/2026	253074	145727	GRAY'S TIRE & AUTO	10-202-100	1,120.16	
02/26	02/06/2026	253075	15009	JR ENGINEERING LLC	53-202-100	693.75	
02/26	02/06/2026	253076	20221021	MEYER & SAMS, INC.	52-202-100	15,364.34	
02/26	02/09/2026	253077	37	AFLAC	10-202-100	34.40	
02/26	02/09/2026	253078	601	AXON ENTERPRISES INC	39-202-100	22,908.49	
02/26	02/09/2026	253079	1410	BOBCAT OF THE ROCKIES	10-202-100	3,624.40	
02/26	02/09/2026	253080	726	BURLAP BAG	10-202-100	208.05	
02/26	02/09/2026	253081	1516	CASELLE INC	10-202-100	2,431.00	
02/26	02/09/2026	253082	170	CIRSA	10-202-100	1,826.26	
02/26	02/09/2026	253083	163	COMPLETE LIGHTING OF COLORADO	10-202-100	175.68	
02/26	02/09/2026	253084	20220017	CYBERSOURCE CORPORATION	55-202-100	548.00	
02/26	02/09/2026	253085	20221207	EUGENE MCHUGH	01-202-100	182.62	
02/26	02/09/2026	253086	1329	FALCON DISTRIBUTORS	55-202-100	1,225.00	
02/26	02/09/2026	253087	160394	GUIRY'S INC.	10-202-100	86.30	
02/26	02/09/2026	253088	17001	STAPLES BUSINESS ADVANTAGE	10-202-100	113.97	
02/26	02/09/2026	253089	160197	VERMEER SOUTH	10-202-100	552.55	
02/26	02/09/2026	253090	20221181	WHISTLE EXPRESS CAR WASH	10-202-100	112.00	
02/26	02/09/2026	253091	20200273	WOLFCO COMMERCIAL SERVICES	10-202-100	1,495.50	
02/26	02/09/2026	253092	551	XEROX FINANCIAL SVCS/MARLIN LEASING CORP	10-202-100	1,764.04	
02/26	02/09/2026	253093	202119	EXPRESS SERVICES, INC.	55-202-100	5,044.90	
02/26	02/09/2026	253094	436	HOME DEPOT CREDIT SERVICES	10-202-100	45.43	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
02/26	02/09/2026	253095	450	EL PASO COUNTY TREASURER	23-202-100	86.91
02/26	02/09/2026	253096	20221221	HEUBERGER MOTORS INC	55-202-100	34,224.20
02/26	02/09/2026	253097	145606	MILE HIGH ACE HARDWARE	10-202-100	60.56
02/26	02/11/2026	253098	20221186	633 CONSTRUCTION LLC	10-202-100	22,992.97
02/26	02/11/2026	253099	145724	AMAZON CAPITAL SERVICES	10-202-100	671.83
02/26	02/11/2026	253100	500	BARNHART PUMP COMPANY, INC.	52-202-100	1,798.02
02/26	02/11/2026	253101	170	CIRSA	10-202-100	260,456.64
02/26	02/25/2026	253102	170073	COLORADO DEPT OF REVENUE	53-202-100	.00 V
02/26	02/11/2026	253103	658	EL PASO COUNTY PUBLIC HEALTH LABORATORY	10-202-100	391.00
02/26	02/11/2026	253104	503	FEDERAL EXPRESS	52-202-100	169.52
02/26	02/11/2026	253105	20200294	FLEMING MASONRY INC.	10-202-100	1,400.00
02/26	02/11/2026	253106	188	GALLS, LLC	10-202-100	156.60
02/26	02/11/2026	253107	681	HACH COMPANY	52-202-100	725.20
02/26	02/11/2026	253108	20221221	HEUBERGER MOTORS INC	55-202-100	.00 V
02/26	02/11/2026	253109	1009	MARCUS ELECTRIC LLC	52-202-100	425.00
02/26	02/11/2026	253110	145606	MILE HIGH ACE HARDWARE	10-202-100	202.43
02/26	02/11/2026	253111	20221086	NOMATIX	26-202-100	2,187.50
02/26	02/11/2026	253112	160404	PIKES PEAK POLARIS	55-202-100	1,149.97
02/26	02/11/2026	253113	20220913	PURCELL TIRE & SERVICE CENTERS	53-202-100	1,431.33
02/26	02/11/2026	253114	20200156	T2 SYSTEMS CANADA INC	55-202-100	5,698.92
02/26	02/11/2026	253115	144398	UNIVAR SOLUTIONS	52-202-100	1,566.91
02/26	02/11/2026	253116	743	USA BLUEBOOK	52-202-100	249.80
02/26	02/11/2026	253117	202195	WATTERS H20 SERVICES	52-202-100	5,978.75
02/26	02/11/2026	253118	15009	JR ENGINEERING LLC	53-202-100	2,248.75
02/26	02/11/2026	253119	20221046	PSTRAX	10-202-100	4,003.30
02/26	02/11/2026	253120	202195	WATTERS H20 SERVICES	52-202-100	700.00
02/26	02/12/2026	253121	358	BOUND TREE MEDICAL,LLC.	10-202-100	138.95
02/26	02/12/2026	253122	145514	CRAIG'S POWER EQUIPMENT	10-202-100	734.11
02/26	02/12/2026	253123	20220883	DIVISION OF CHILD SUPPORT	10-202-100	312.00
02/26	02/12/2026	253124	188	GALLS, LLC	10-202-100	1,268.38
02/26	02/12/2026	253125	436	HOME DEPOT CREDIT SERVICES	10-202-100	59.96
02/26	02/13/2026	253126	20221207	JULIANNE GREEN	01-202-100	712.70
02/26	02/13/2026	253127	20220035	AMERITAS LIFE INSURANCE COMPANY	10-202-100	824.48
02/26	02/13/2026	253128	396	BASELINE ASSOCIATES INC	10-202-100	1,733.00
02/26	02/13/2026	253129	2021025	CHAVEZ CONSULTING INC	10-202-100	5,381.25
02/26	02/13/2026	253130	144290	CITY OF COLORADO SPRINGS	10-202-100	233,673.00
02/26	02/13/2026	253131	177	COLORADO SPRINGS UTILITIES	10-202-100	18,164.46
02/26	02/13/2026	253132	517	DANU FATT	10-202-100	108.00
02/26	02/13/2026	253133	682	FP MAILING SOLUTIONS	10-202-100	104.85
02/26	02/13/2026	253134	43	LEGAL SHIELD	10-202-100	600.00
02/26	02/13/2026	253135	1009	MARCUS ELECTRIC LLC	55-202-100	8,220.00
02/26	02/13/2026	253136	2021089	NATIONSEARCH.COM LLC	10-202-100	100.51
02/26	02/13/2026	253137	20220037	NEW YORK LIFE	10-202-100	1,036.60
02/26	02/13/2026	253138	2004	SHRED-IT USA	10-202-100	49.00
02/26	02/13/2026	253139	20200170	UNITED SITE SERVICES	55-202-100	737.00
02/26	02/13/2026	253140	231	VERIZON WIRELESS	10-202-100	4,671.62
02/26	02/13/2026	253141	20200273	WOLFCO COMMERCIAL SERVICES	10-202-100	176.00
02/26	02/13/2026	253142	867	DREXEL, BARRELL & CO	39-202-100	291.25
02/26	02/13/2026	253143	20221157	WEST FORK CONSTRUCTION LLC	55-202-100	107,203.28
02/26	02/17/2026	253144	145724	AMAZON CAPITAL SERVICES	10-202-100	586.71
02/26	02/17/2026	253145	690	CENTURYLINK	52-202-100	2,576.63
02/26	02/17/2026	253146	1806	COMCAST	54-202-100	894.35
02/26	02/17/2026	253147	145606	MILE HIGH ACE HARDWARE	10-202-100	15.81
02/26	02/17/2026	253148	20221166	TOFFEL, LESLIE E	10-202-100	605.00
02/26	02/17/2026	253149	20221222	WHITCOMB, RAYMOND J.	10-202-100	.00 V
02/26	02/17/2026	253150	20220644	EMS MANAGEMENT & CONSULTANTS INC	10-202-100	363.59
02/26	02/17/2026	253151	20200156	T2 SYSTEMS CANADA INC	55-202-100	33.50

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
02/26	02/17/2026	253152	20221222	JUNK REMOVED NOW	10-202-100	14,890.00
02/26	02/18/2026	253153	20200132	ALLEN, MICHAEL T	10-202-100	1,875.00
02/26	02/18/2026	253154	145724	AMAZON CAPITAL SERVICES	10-202-100	144.24
02/26	02/18/2026	253155	20220161	BUTTERFLY PAVILION	10-202-100	750.00
02/26	02/18/2026	253156	177	COLORADO SPRINGS UTILITIES	10-202-100	449.15
02/26	02/18/2026	253157	188	GALLS, LLC	10-202-100	611.29
02/26	02/18/2026	253158	775	MUNICIPAL EMERGENCY SERVICES INC	10-202-100	1,596.75
02/26	02/18/2026	253159	20220647	RIDERS CONSTRUCTION	55-202-100	4,827.70
02/26	02/18/2026	253160	177	COLORADO SPRINGS UTILITIES	53-202-100	47,986.92
02/26	02/19/2026	253161	358	BOUND TREE MEDICAL,LLC.	10-202-100	340.99
02/26	02/19/2026	253162	726	BURLAP BAG	10-202-100	246.55
02/26	02/19/2026	253163	177	COLORADO SPRINGS UTILITIES	53-202-100	47,986.92
02/26	02/19/2026	253164	346	GLASER WELDING / GLASER STEEL	10-202-100	109.64
02/26	02/19/2026	253165	160394	GUIRY'S INC.	10-202-100	227.55
02/26	02/19/2026	253166	20221067	NTIVA ACCOUNTING DEPT	10-202-100	23,119.87
02/26	02/19/2026	253167	529	ROCKY MOUNTAIN RESERVE	10-202-100	216.78
02/26	02/19/2026	253168	144342	ROCKY TOP RESOURCES, INC.	10-202-100	812.28
02/26	02/19/2026	253169	160197	VERMEER SOUTH	10-202-100	231.80
02/26	02/20/2026	253170	145724	AMAZON CAPITAL SERVICES	53-202-100	670.17
02/26	02/20/2026	253171	512	BOOT BARN	52-202-100	86.38
02/26	02/20/2026	253172	451	COLORADO ANALYTICAL LABORATORY	52-202-100	455.00
02/26	02/20/2026	253173	20221223	COMPASS SURVEYING AND MAPPING, LLC	23-202-100	6,130.00
02/26	02/20/2026	253174	642	CORE & MAIN LP	52-202-100	25.79
02/26	02/20/2026	253175	346	GLASER WELDING / GLASER STEEL	52-202-100	85.63
02/26	02/20/2026	253176	435	IXOM WATERCARE	52-202-100	6,700.00
02/26	02/20/2026	253177	15009	JR ENGINEERING LLC	53-202-100	370.00
02/26	02/20/2026	253178	20221224	LAW FIRM OF JAMES T. COOK	10-202-100	720.00
02/26	02/20/2026	253179	20221225	LEGRANDE ACCENTS BOUTIQUE LLC	10-202-100	68.00
02/26	02/20/2026	253180	20220267	LUCKY DOG CONTRACTING	54-202-100	4,282.53
02/26	02/20/2026	253181	106	MANITOU SPRINGS CHAMBER OF COMMERCE	10-202-100	50.00
02/26	02/20/2026	253182	145606	MILE HIGH ACE HARDWARE	10-202-100	12.39
02/26	02/20/2026	253183	20220393	ROCKSOL CONSULTING GROUP INC	26-202-100	27,032.08
02/26	02/20/2026	253184	170078	TWIN BEARS	10-202-100	6.00
02/26	02/20/2026	253185	213	WHISLER INDUSTRIAL SUPPLY	53-202-100	67.88
02/26	02/20/2026	253186	20221226	EDMONDS, ARRON	10-202-100	200.00
02/26	02/20/2026	253187	594	HORD, COPLAN, MACHT	39-202-100	32,743.15
02/26	02/20/2026	253188	821	TRITECH FORENSICS	10-202-100	312.50
02/26	02/23/2026	253189	145724	AMAZON CAPITAL SERVICES	10-202-100	343.37
02/26	02/23/2026	253190	180023	BRANNAN SAND AND GRAVEL COMPANY LLC	55-202-100	9,221.04
02/26	02/23/2026	253191	20220240	CLEAN HARBORS ENVIRONMENTAL SERVICES IN	10-202-100	233.00
02/26	02/23/2026	253192	436	HOME DEPOT CREDIT SERVICES	10-202-100	4,131.00
02/26	02/23/2026	253193	1009	MARCUS ELECTRIC LLC	10-202-100	1,764.00
02/26	02/23/2026	253194	1118	MELCON COMMUNICATIONS LLP	10-202-100	3,050.00
02/26	02/23/2026	253195	145606	MILE HIGH ACE HARDWARE	10-202-100	74.94
02/26	02/23/2026	253196	2021089	NATIONSEARCH.COM LLC	52-202-100	96.65
02/26	02/23/2026	253197	407	PIKES PEAK REGIONAL BLDG DEPT	10-202-100	177.00
02/26	02/23/2026	253198	194	RAMPART	10-202-100	68.74
02/26	02/23/2026	253199	20221144	REMINGTON BUILDERS GROUP	39-202-100	56,491.02
02/26	02/23/2026	253200	662	TAYCO SCREEN PRINTING	10-202-100	32.00
02/26	02/23/2026	253201	1027	WESTERN PAPER DISTRIBUTORS, INC.	10-202-100	653.66
02/26	02/24/2026	253202	144506	ADVANCE AUTO PARTS	54-202-100	281.85
02/26	02/24/2026	253203	145724	AMAZON CAPITAL SERVICES	10-202-100	492.70
02/26	02/24/2026	253204	144983	CINTAS FIRE	10-202-100	1,183.74
02/26	02/24/2026	253205	436	HOME DEPOT CREDIT SERVICES	10-202-100	1,287.14
02/26	02/24/2026	253206	20221058	LINDE GAS & EQUIPMENT INC.	10-202-100	206.60
02/26	02/24/2026	253207	1009	MARCUS ELECTRIC LLC	55-202-100	490.00
02/26	02/24/2026	253208	746	MHC KENWORTH-COLORADO SPRINGS	10-202-100	143.64

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
02/26	02/24/2026	253209	145606	MILE HIGH ACE HARDWARE	10-202-100	332.09
02/26	02/24/2026	253210	169	NAPA AUTO PARTS	10-202-100	16.90
02/26	02/24/2026	253211	144342	ROCKY TOP RESOURCES, INC.	10-202-100	488.58
02/26	02/24/2026	253212	145602	SITEONE LANDSCAPE SUPPLY	10-202-100	443.29
02/26	02/24/2026	253213	20220651	WORKWELL OCCUPATIONAL MEDICINE	10-202-100	230.00
02/26	02/24/2026	253214	20221207	WARREN WIESE	10-202-100	26.50
02/26	02/27/2026	253215	145724	AMAZON CAPITAL SERVICES	10-202-100	32.59
02/26	02/27/2026	253216	145600	AMERICAN BATTERY CORPORATION	10-202-100	214.71
02/26	02/27/2026	253217	20221163	DAVIS PARTNERSHIP, P.C.	26-202-100	33,089.18
02/26	02/27/2026	253218	20220883	DIVISION OF CHILD SUPPORT	10-202-100	312.00
02/26	02/27/2026	253219	450	EL PASO COUNTY TREASURER	23-202-100	65.51
02/26	02/04/2026	20232655	190	RODRIGUEZ, LARRY J	10-202-100	2,000.00- V
02/26	02/04/2026	20242840	190	RODRIGUEZ, LARRY J	10-202-100	4,400.00- V
02/26	02/04/2026	20250187	190	RODRIGUEZ, LARRY J	10-202-100	400.00- V
02/26	02/04/2026	20250721	190	RODRIGUEZ, LARRY J	10-202-100	800.00- V
Grand Totals:		182				928,490.57

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"



Memorandum

Title: Soda Springs Park Phase III Design Documents

From: Gillian Rossi, Parks & Recreation Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

March 17, 2026

Purpose:

To obtain approval for the Soda Springs Park Phase III Design and Construction Drawings.

Background:

The Soda Springs Park Master Plan was approved by the Manitou Springs City Council in June 2023. Phase II of the master plan was completed in June 2025, upon which, Hord Coplan Macht was contracted to complete construction drawings for Phase III, the final phase of the master plan, which includes West and East Side Improvements. Construction of Phase II and construction drawings for Phase III were funded through the general fund as Capital Improvement Projects. Funding has not been identified for construction of Phase III. The final construction design drawings for Phase III were presented to the Parks and Recreation Advisory Board on January 12th, 2026, and then to the Manitou Springs City Council at the March 10th, 2026 Work Session. The following will be added to the final plans: statement requiring prioritization of local artists for all stand-alone and functional art included in the plans; information and pricing on using a pervious surface for the vehicular access pad on the east side of Bud Ford Pavilion.

Fiscal Impact:

Estimated cost of Phase III construction is \$884,006.65. There is no funding for this project at this time; approval of the design and construction drawings will aid in the pursuance of grants for construction.

Workload Impact:

N/A

Recommended Action:

Approve the Soda Springs Park Phase III Design Drawings through the approval of the Consent Calendar.



SODA SPRINGS PARK PHASE 3

City of Manitou Springs,
Colorado

Final Design Drawings (Summary)

hord | coplan | macht



**PHASE I 2021:
WEST SIDE
IMPROVEMENTS**

**PHASE II 2025:
PLAYGROUND
IMPROVEMENTS**

**PHASE III
DESIGN 2025-
2026: EAST SIDE
IMPROVEMENTS**

FOUNTAIN
CREEK

PARK AVENUE

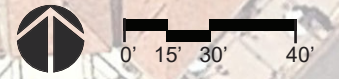
MANTOU AVE

COMMERCIAL
BUSINESSES

COMMERCIAL
BUSINESSES

COMMERCIAL
BUSINESSES

NORTH





PHASE 1 AMENITIES INCLUDE:

- IMPROVED CREEK ACCESS
- ACCESSIBLE CRUSHER FINES TRAILS
- MULTI-USE SOD AREA
- PLAY SPACE (BOULDER AND ROPE CLIMBERS + LOG STEPPERS)
- ACCESSIBLE PICNIC TABLE SEATING

PHASE 2 - PLAYGROUND IMPROVEMENTS



PHASE 2 AMENITIES INCLUDE:

- IMPROVED, ACCESSIBLE PLAYGROUND FOR 2-5 YR. OLDS AND 5-12 YR. OLDS
- ACCESSIBLE CRUSHER FINES TRAILS
- BIKE RACK ADDITION
- IMPROVED STREETScape PLANTING

PHASE 3 - EAST SIDE IMPROVEMENTS

MULTI-USE SOD OPEN SPACE

STAIR ACCESS TO PLAY SPACE

NATIVE & ADAPTIVE PLANTING BED WITH SEATING

ACCESSIBLE CRUSHER FINES TRAILS

ALTERNATE 01 - PARK AVENUE RESTRIPIPING

ALTERNATE 06 - DUMPSTER ENCLOSURE

ACTIVATED AMENITY SPACE: VARIOUS SEATING OPPORTUNITIES, SCOOTER/BIKE PARKING, NATIVE & ADAPTIVE PLANTING BEDS, PEDESTRIAN LIGHTING, & CRUSHER FINES AND FLAGSTONE TRAILS

ALTERNATE 02 - REMOVE AND REPLACE DRINKING FOUNTAIN

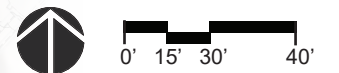
ALTERNATE 03 - ARTISTIC VINYL WRAP FOR TRANSFORMER
ALTERNATE 04 - CUSTOM WOOD BENCH

CUSTOM "INCLINE BENCH" FEATURE W/ DECIDUOUS SHADE TREE

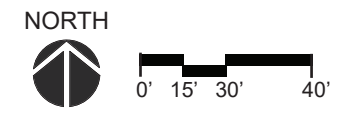
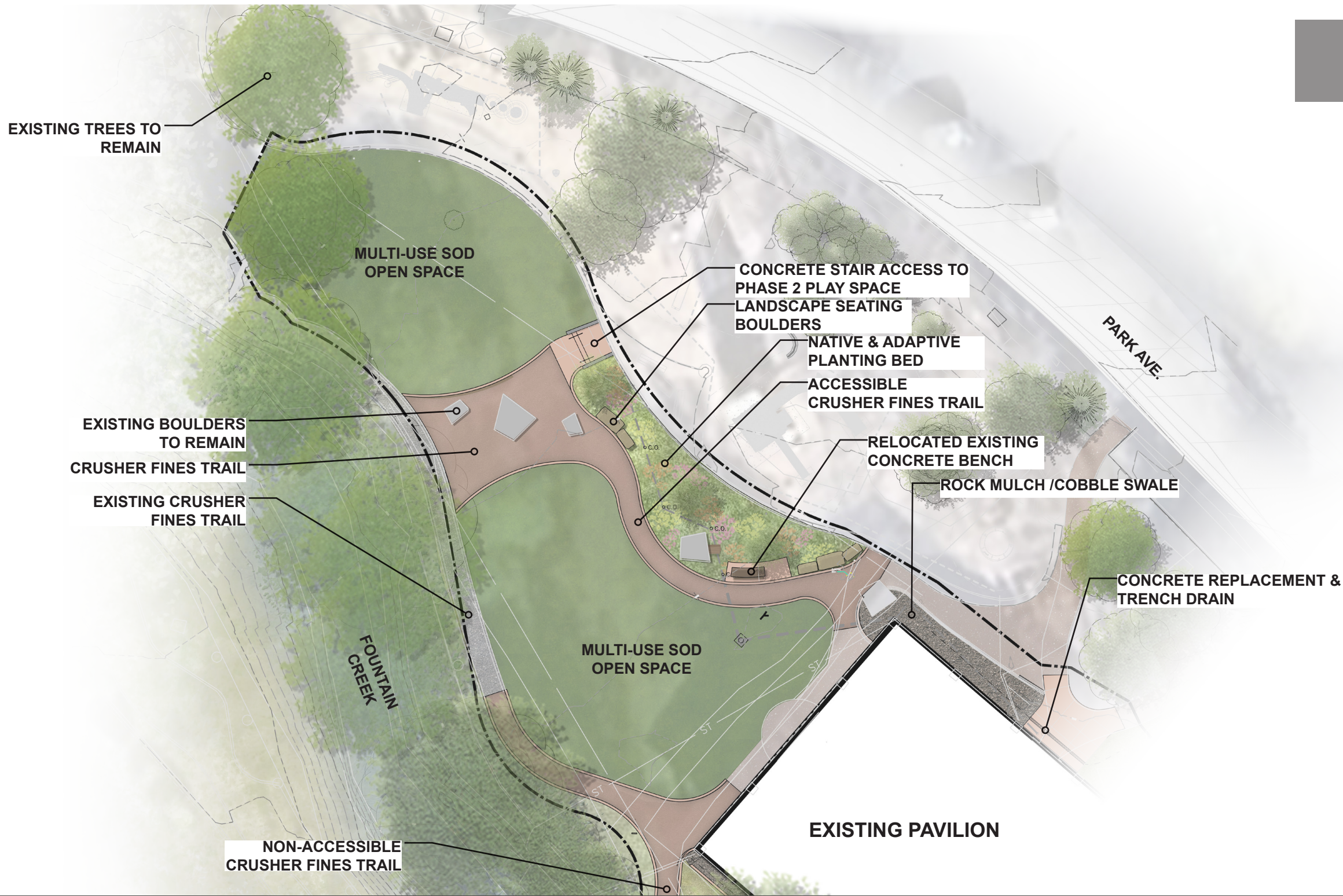
ALTERNATE 05 - PING PONG TABLE

DECIDUOUS SHADE TREE

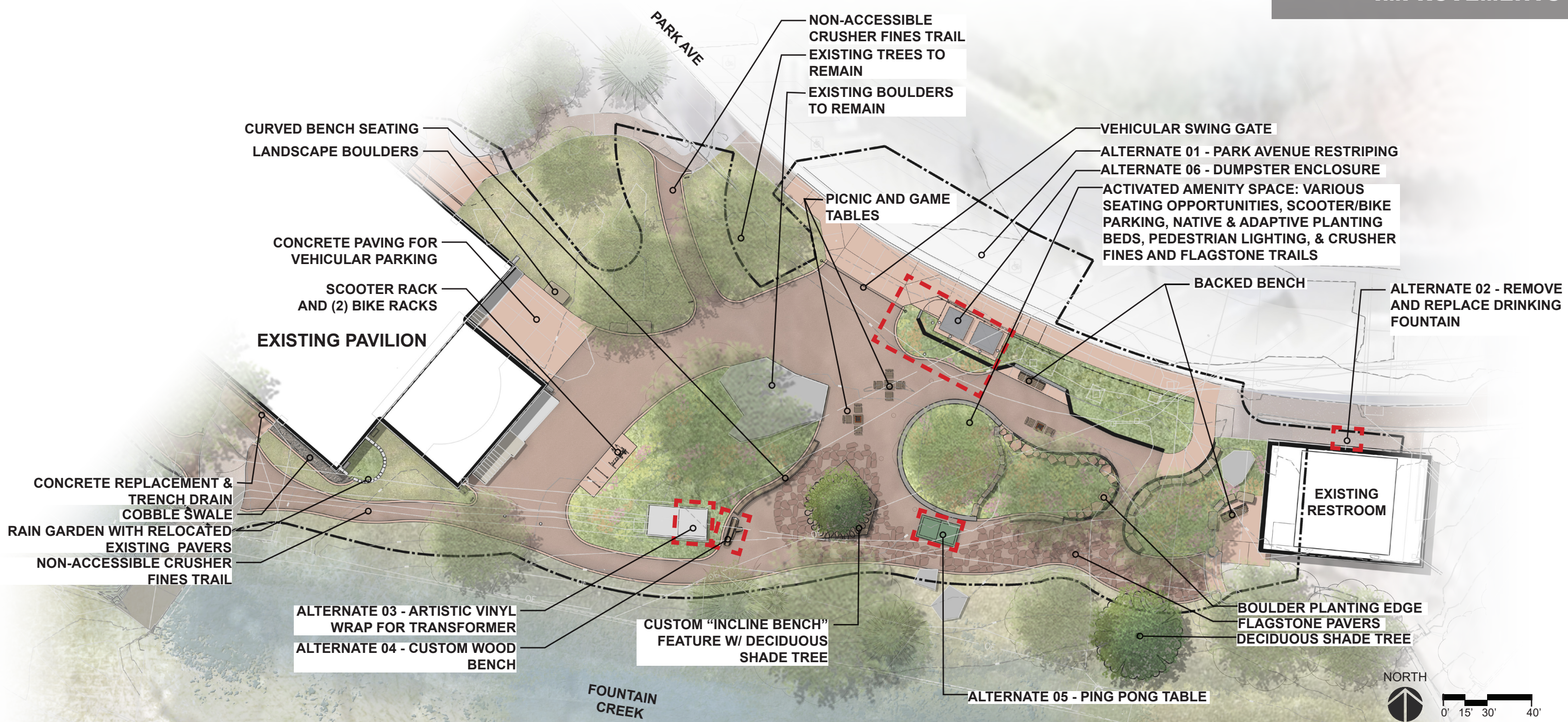
NORTH



PHASE 3 - WEST SIDE IMPROVEMENTS

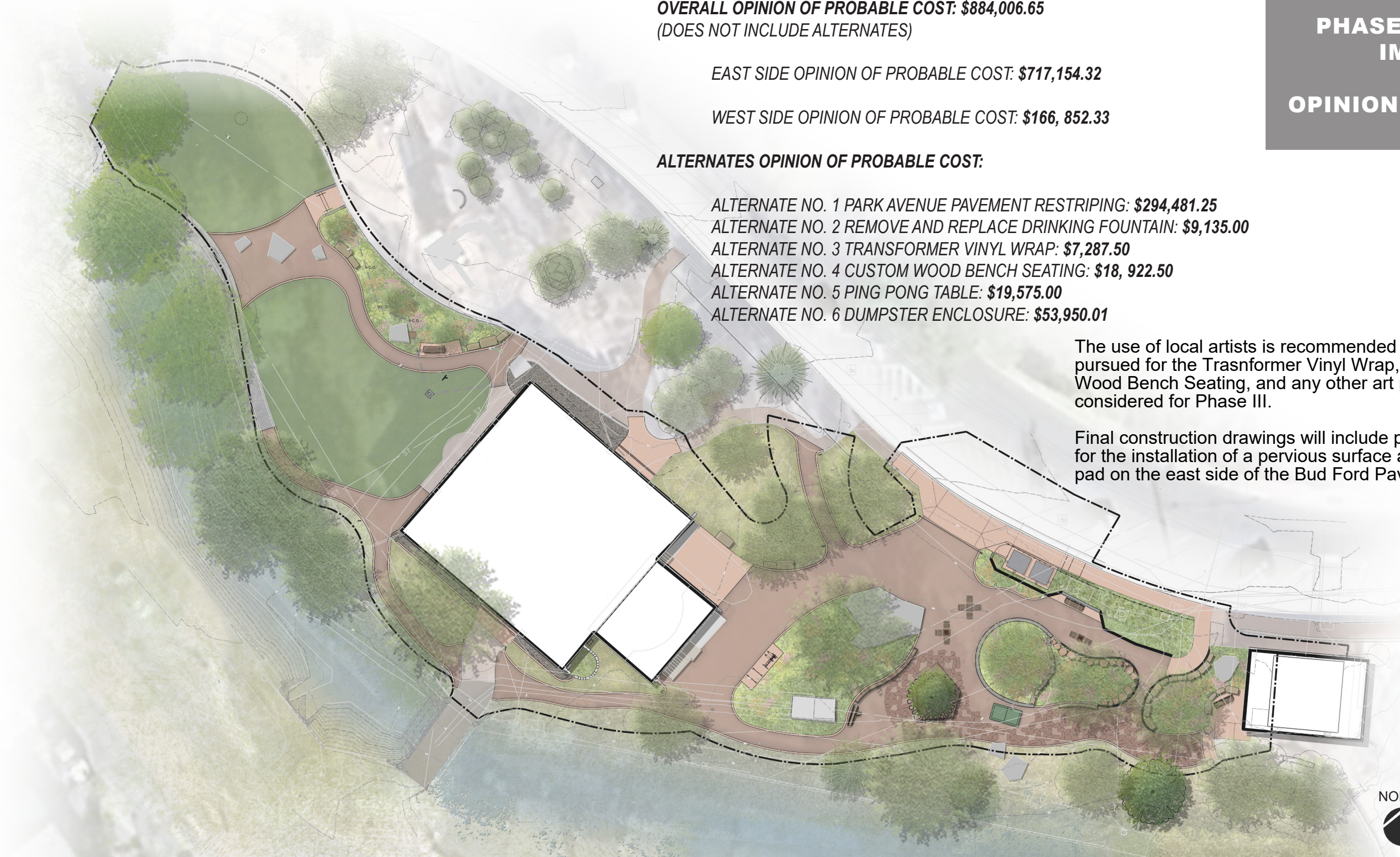


PHASE 3 - EAST SIDE IMPROVEMENTS



PHASE 3 - WEST SIDE IMPROVEMENTS





**PHASE 3 - WEST SIDE
IMPROVEMENTS**

**OPINION OF PROBABLE
COST**

OVERALL OPINION OF PROBABLE COST: \$884,006.65
(DOES NOT INCLUDE ALTERNATES)

EAST SIDE OPINION OF PROBABLE COST: \$717,154.32

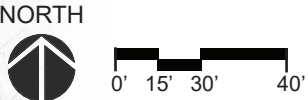
WEST SIDE OPINION OF PROBABLE COST: \$166, 852.33

ALTERNATES OPINION OF PROBABLE COST:

- ALTERNATE NO. 1 PARK AVENUE PAVEMENT RESTRIPIING: \$294,481.25
- ALTERNATE NO. 2 REMOVE AND REPLACE DRINKING FOUNTAIN: \$9,135.00
- ALTERNATE NO. 3 TRANSFORMER VINYL WRAP: \$7,287.50
- ALTERNATE NO. 4 CUSTOM WOOD BENCH SEATING: \$18, 922.50
- ALTERNATE NO. 5 PING PONG TABLE: \$19,575.00
- ALTERNATE NO. 6 DUMPSTER ENCLOSURE: \$53,950.01

The use of local artists is recommended and will be pursued for the Trasnformer Vinyl Wrap, Custom Wood Bench Seating, and any other art pieces being considered for Phase III.

Final construction drawings will include pricing and plans for the installation of a pervious surface as the vehicular access pad on the east side of the Bud Ford Pavilion.





Memorandum

Title: Approval of Change Order No. 3 with Filanc Construction for the 2024 Water Treatment Plant Improvements Project

From: Ben Schmitt, P.E., Director of Public Services

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

March 17, 2026

Purpose:

To obtain Council approval of Change Order No. 3 to the Filanc Construction contract for the Water Treatment Plant Improvements 2024 Project.

The Change Order addresses deficiencies and requirements identified during construction, including:

- Clearwell overflow discharge system modifications required by the Colorado Water Quality Control Division.
- Installation of upgraded chemical feed systems allowing reliable remote control and instrumentation.
- Replacement of non-functional filtration and tank valves originally installed decades ago.
- Removal and disposal of additional water treatment residuals that exceeded initial estimates.

Approval will allow construction to proceed without further delay and maintain compliance with State regulatory requirements.

Background:

GMS, Inc. and City staff identified several critical items during the ongoing Water Treatment Plant Improvements – 2024 project that require resolution to maintain plant reliability and regulatory compliance. These items were developed into Engineering Services Instructions (ESIs), costed by Filanc Construction, and compiled into Change Order No. 3, dated February 25, 2026.

Major Components Include:

Clearwell Overflow Modifications:



Required by the Colorado WQCD's 2025 sanitary survey, it involves installation of new ductile iron overflow piping, flap valve, and surface discharge improvements.

Upgraded Soda Ash Feed Pump System:

Existing equipment lacked required SCADA capabilities; upgraded equipment restores operational reliability.

Replacement of Filter Surface Wash Control Valves:

Existing valves no longer close properly; replacements improve efficiency and maintenance.

Additional Sludge Removal:

Greater than expected volume discovered in backwash recovery ponds required additional hauling and disposal.

Mesa Tank Valve Replacement:

Inoperable 1964 valves must be replaced to ensure tank functionality and safety.

These required improvements were not fully known at bidding but are necessary to complete the project in accordance with engineering and regulatory standards.

Fiscal Impact:

Original Contract Price: \$1,689,634

Prior Adjusted Price (after Change Order Nos. 1 and 2): \$1,763,820

Change Order No. 3 Increase: \$219,333

New Contract Price: \$1,983,153

The financial proforma indicates funding remains available within the project's Drinking Water Revolving Fund Loan and other identified funding sources. After including Change Order No. 3, \$93,218 remains available in loan proceeds to cover projected remaining costs and soft cost contingencies.

Workload Impact:

City staff will need to continue coordination with GMS, Inc. and Filanc Construction through construction meetings, pay application reviews, and schedule monitoring. Workload is consistent with existing project management responsibilities.

Recommended Action:

Staff recommends that City Council approve Change Order No. 3 for the Water Treatment Plan Improvements 2024 Project, increasing the contract amount by



\$219,333 and extending the completion date for Bid Schedule to May 8, 2026. Approval will ensure regulatory compliance, maintain construction sequencing, and address operational deficiencies necessary before facility commissioning.

GMS, INC.
CONSULTING ENGINEERS
611 NORTH WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903-1074

TELEPHONE (719) 475-2935
TELEFAX (719) 475-2938

EDWARD D. MEYER, P.E.
ROGER J. SAMS, P.E.
JASON D. MEYER, P.E.
DAVID R. FRISCH, P.L.S.

THOMAS A. McCLERNAN, P.E.
MARK A. MORTON, P.E.
KEN L. WHITE, P.L.S.

MEMORANDUM

TO: Mr. John Elwell, Project Manager, ORC
Ms. Denise Howell, City Administrator
Mr. Ben Schmitt, P.E., Director of Public Services
Ms. Alicia Stoke, Executive Assistant, Public Services
Ms. Rebecca Davis, Director of Finance
City of Manitou Springs

DATE: March 2, 2026

FROM: Mr. Roger J. Sams, P.E.
GMS, Inc., Consulting Engineers

RE: Water Treatment Plant Improvements - 2024

This memorandum and the attached Change Order No. Three (3) is a follow up to our discussions of last week with City staff and the construction team for the Water Treatment Plant Improvements - 2024 project. The attached Change Order No. Three (3) is recommended to be accepted by the City of Manitou Springs as an additional scope of work and monetary commitment to this project.

This Change Order No. Three (3) includes the following.

1. Addition of modifications to the clearwell overflow pipe at the WTP to bring it in compliance with Colorado Water Quality Control Division (WQCD) criteria as required by the sanitary survey report from 2025.
2. Furnishing and installation of alternative chemical feed equipment to provide for remote instrumentation and control in lieu of previously specified equipment that did not provide that capability.
3. Replacement of flow control valves at the filtration equipment to replace non-functional valves originally installed approximately 40 years ago.
4. Additional cost to remove and dispose of a greater volume of water treatment residuals (sludge) than what was originally thought to exist.
5. Installation of flow control valves at the 2.0 MG tank to replace inoperable valves that were originally installed when the tank was constructed in 1964.

The total monetary commitment for this Change Order is an addition of **\$219,333.00**. Attached with this memorandum and the Change Order document is an updated financial proforma for the project. This is in the same format as reviewed with City staff in our conference of February 10, 2026. The prior proforma included allowances for most of these items in Change Order No. Three (3) with the exception of the additional water treatment residual removal and

disposal. However, based on the inclusion of the scope of work in Change Order No. Three (3), there remains \$93,218.00 in the loan proceeds to cover all projected costs shown on the proforma. The use of funds in the most recent financial proforma includes allowances for recoating of the exterior of the treatment units and construction of improvements to the access gate at the facility. It also includes a contingency allowance for additional services referred to as, "soft costs", engineering and other non-construction related expenditures.

With this scenario, we suggest that the City find Change Order No. Three (3) acceptable and render your acceptance by executing the Change Order document at page CO-3, Pg-1, opposite the, "City of Manitou Springs," line at the bottom of that page. Please contact us when that signature has been applied. In the meantime, please call at your earliest convenience should you have any questions or desire additional information.

CHANGE ORDER

Order No.: Three (3)

Date: February 25, 2026

Agreement Date: October 1, 2024

Name of Project: Water Treatment Plant Improvements-2024

Owner: City of Manitou Springs

Contractor: Filanc Construction

The following changes are hereby made to the CONTRACT DOCUMENTS: Refer to ESI No.2, ESI No.1, ESI No. 3 and ESI No. 4. See Following Pages.

Justification: See Following Pages

Change to CONTRACT PRICE:

Original CONTRACT PRICE \$ 1,689,634.00

Current CONTRACT PRICE adjusted by previous CHANGE ORDER \$ 1,763,820.00

The CONTRACT PRICE due to this CHANGE ORDER will be INCREASED by: \$219,333.00

The new CONTRACT PRICE including this CHANGE ORDER will be \$ 1,983,153.00

Change to CONTRACT TIME: The scope of work in this Change Order No. Three (3) provides for a change in contract time by adding 50 calendar days to the time of completion for Bid Schedule 1 established by Change Order No. One (1); therefore, the date for completion of all work will be May 8, 2026 for Bid Schedule 1. The date of completion for Bid Schedule 2 and Bid Schedule 3 will be as originally established in the contract documents and Change Order No. One (1) respectively.

To be effective this Order must be approved by the funding agency if it changes the scope or objective of the PROJECT, or as may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS

Requested by: Dennis Van Auken Digitally signed by Dennis Van Auken
DN: cn=Dennis Van Auken, o=Filanc Construction, ou=Senior Project Manager, email=Dennis.VanAuken@filanc.com Filanc Construction

Recommended by: Robert J. Sams for GMS, Inc. 03/02/2026 GMS, Inc.

Ordered by: City of Manitou Springs

Accepted by: Dennis Van Auken Digitally signed by Dennis Van Auken
DN: cn=Dennis Van Auken, o=Filanc Construction, ou=Senior Project Manager, email=Dennis.VanAuken@filanc.com Filanc Construction

CHANGE ORDER NO. THREE (3)

**CITY OF MANITOU SPRINGS
WATER TREATMENT FACILITY IMPROVEMENTS - 2024**

A. ADDITIONAL WORK

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total Price</u>
1.	<p>ADD labor, equipment and material to construct the Water Treatment Plant (WTP) clearwell overflow pipe to surface discharge in accordance with the work description, drawings and specifications provided in Engineer's Supplemental Instructions (ESI) No. 008; complete in place and suitable for operation in accordance with design criteria and Owner's requirements.</p> <p>a. Justification: In the sanitary survey conducted by the Colorado Water Quality Control Division (WQCD), the existing discharge conditions of the clearwell overflow was cited as being non-compliant with the Colorado Drinking Water Design Criteria. It was required that the piping be removed from the overflow discharge manhole and provide for discharge to ground surface together with a flap valve to minimize the opportunity for contamination entering the overflow pipe to the clearwell. The Owner has agreed to accomplish this requirement of the WQCD sanitary survey and the WQCD Grants and Loans Unit has indicated in correspondence that the funding of this item would be an acceptable use of the DWRF loan proceeds. All materials associated with this scope of work shall be compliant with the American Iron and Steel requirements of the contract.</p> <p>b. Cost: Proposal presented by Contractor under cover memorandum dated December 17, 2025. Refer to Attachment A, pages 5-6.</p>	1 LS	\$39,594.00	\$39,594.00
2.	<p>ADD labor, equipment and materials to furnish and install alternative soda ash feed pumping equipment in accordance with ESI-007.</p> <p>a. Justification: The design basis soda ash feed pumping equipment was represented as having a capability of interfacing with SCADA communication requirements at the time of preparation of the project specifications. At the time of submittal for construction, the manufacturer indicated that the</p>			

specified design basis pumps did not have the communication capability for stop/start/run or speed feedback signals. These monitoring and control requirements are essential to the efficient operation of the WTP. The upgraded soda ash feed pump, Blue-White Model M2-24SNGG, has these essential features.

- b. Cost: Summary proposal as submitted by the Contractor February 26, 2026; net change in cost of this item of work is a net INCREASE. The vendor has provided a partial credit for return and restock of the originally specified pumping equipment. Refer to Attachment B, Pgs. 4-5.

1 LS	\$7,154.00	\$7,154.00
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- 3. **ADD** labor, equipment and materials for removal and replacement of existing filter surface wash supply butterfly flow control valves at each existing treatment unit (TU) in accordance with ESI-010.

- a. Justification: This change was requested by the Owner and confirmed by GMS, Inc., February 26, 2026. The existing valves do not fully close; therefore, when the treatment unit is out of service or offline, flow through the surface wash assembly fills the treatment unit to overflow through the backwash trough, discharging treated water to waste. The existing malfunctioning valves do not permit maintenance within the treatment unit due to the continuous flow into the filter bed. All materials associated with this scope of work shall be compliant with the American Iron and Steel requirements of the contract.

- b. Cost: Summary proposal as submitted by the Contractor, February 9, 2026. Refer to Attachment C, Pgs. No. 2 and 3.

1 LS	\$7,065.00	\$7,065.00
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- 4. **ADD** labor, equipment and materials to complete removal and disposal of accumulated water treatment residuals in the existing backwash recovery ponds. The actual as-constructed volume removed by the Contractor exceeded the estimate of volume required to be removed included in the contract scope of work prior to construction. The added volume of treatment plant residuals removed and disposed has been verified.

- a. Justification: The review of the excavated treatment plant residuals revealed that the originally constructed recovery pond was deeper as a result

of removal during prior rehabilitation activities in approximately 1990. This has resulted in a significantly greater volume in Recovery Pond No. 1 (East) than was estimated with the preconstruction field investigation. The project team elected to remove all accumulated water treatment plant residuals at this time.

- b. Cost: The unit price provided in the contract documents has been utilized to make compensation to the Contractor. The volume of treatment plant residual solids removed and disposed has been reviewed and found to be accurate and compliant with the contract documents. Refer to Attachment D. Summary proposal as submitted by the Contractor February 24, 2026. The change in cost is a net INCREASE. Refer to Attachment D, Pgs. No. 4 and 5.

1 LS \$111,661.00 \$111,661.00

- 5. **ADD** labor, equipment and materials to remove and replace four (4) wafer style butterfly valves in the existing tank vault, integral with the 2.0 MG tank foundation and presented in ESI-005 including coordination with Owner for isolation of tank and water supply, all temporary measures to accomplish work in confined space including all miscellaneous piping, appurtenances and surface preparation and application of coatings to the pipe and valves.

- a. Justification. The existing 8-inch diameter bypass valve is inoperable and is non-compliant with the Colorado Drinking Water Design Criteria. One of the 16-inch diameter valves is likewise inoperable. There will be piping modifications accomplished in the vault as a result of modifications to the process piping within the water storage tank. Therefore, complete renewal of the valves originally installed in 1964 is beneficial and an improvement to operations of the City's potable water supply to the distribution system. All materials associated with this scope of work shall be compliant with the American Iron and Steel requirements of the contract.

- b. Cost. Proposal as submitted by the Contractor February 9, 2026. Refer to Attachment E, Pgs. No. 5-9.

1 LS \$53,859.00 \$53,859.00

TOTAL AMOUNT OF CHANGE ORDER NO. THREE (3)

\$219,333.00

**ATTACHMENT A – CHANGE ORDER NO. THREE (3)
City of Manitou Springs WTP Improvements-2024
Clearwell Overflow Pipe Modifications**

December 17, 2025

Thomas McClernan
Project Engineer
GMS, INC. Consulting Engineers
611 North Weber, Suite 300
Colorado Springs, Colorado 80903

RE: City of Manitou Springs Water Treatment Improvements

Subject: Engineer's Supplemental Instructions No. 008

I have attached ESI No. 008 for your review.

Submitted By:

Dennis Van Auken

Dennis Van Auken
Sr. Project Manager
Filanc Rocky Mountain

Cc: Eric Klopfenstein - Filanc Construction
Roger Sams - GMS Consulting Engineers

GMS, INC.
CONSULTING ENGINEERS
611 NORTH WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903-1074

TELEPHONE (719) 475-2935
TELEFAX (719) 475-2938

EDWARD D. MEYER, P.E.
ROGER J. SAMS, P.E.
JASON D. MEYER, P.E.
DAVID R. FRISCH, P.L.S.

THOMAS A. McCLENNAN, P.E.
MARK A. MORTON, P.E.
KEN L. WHITE, P.L.S.

ENGINEER'S SUPPLEMENTAL INSTRUCTIONS NO. EIGHT (8)
(Via Procore Filanc 5047 – Manitou Springs WTP Documents; Public Documents; ESI)

TO: Mr. Dennis Van Auken, Project Manager
Filanc Construction

DATE: December 11, 2025

FROM: Mr. Thomas McClellan, P.E.
GMS, Inc., Consulting Engineers

PROJECT: Water Treatment Plant (WTP) Improvements - 2024

OWNER: City of Manitou Springs

A. ESI General Scope Description: Provide new clearwell overflow pipeline to replace the existing pipeline.

B. ESI For Contractor's Action:

The existing 8-inch WTP clearwell overflow pipeline extends northwest from the clearwell to a manhole where it combines with the WTP waste trench discharge pipeline. This condition has been determined by the Colorado Department of Public Health and Environment (CDPHE) to be a cross connection. The existing clearwell overflow pipe needs to be re located.

The scope includes the following:

1. Excavating, disconnecting, and plugging the existing overflow pipe where it exits the clearwell.
2. Install new 8-inch DI overflow pipe with flap valve on the end, as shown on the attached drawing.
3. Submittals for all new materials and equipment shall be made to the Engineer.

C. ESI Projected Impact on Project Cost:

Please provide a cost proposal for the additional work. Additional costs for this work will be included in a change order.

D. ESI Projected Impact on Project Time of Completion:

Please provide an estimated time extension to your contract needed to conduct the additional work. Additional time for this work will be included in a change order.

E. ESI Responsibilities for Follow-up:

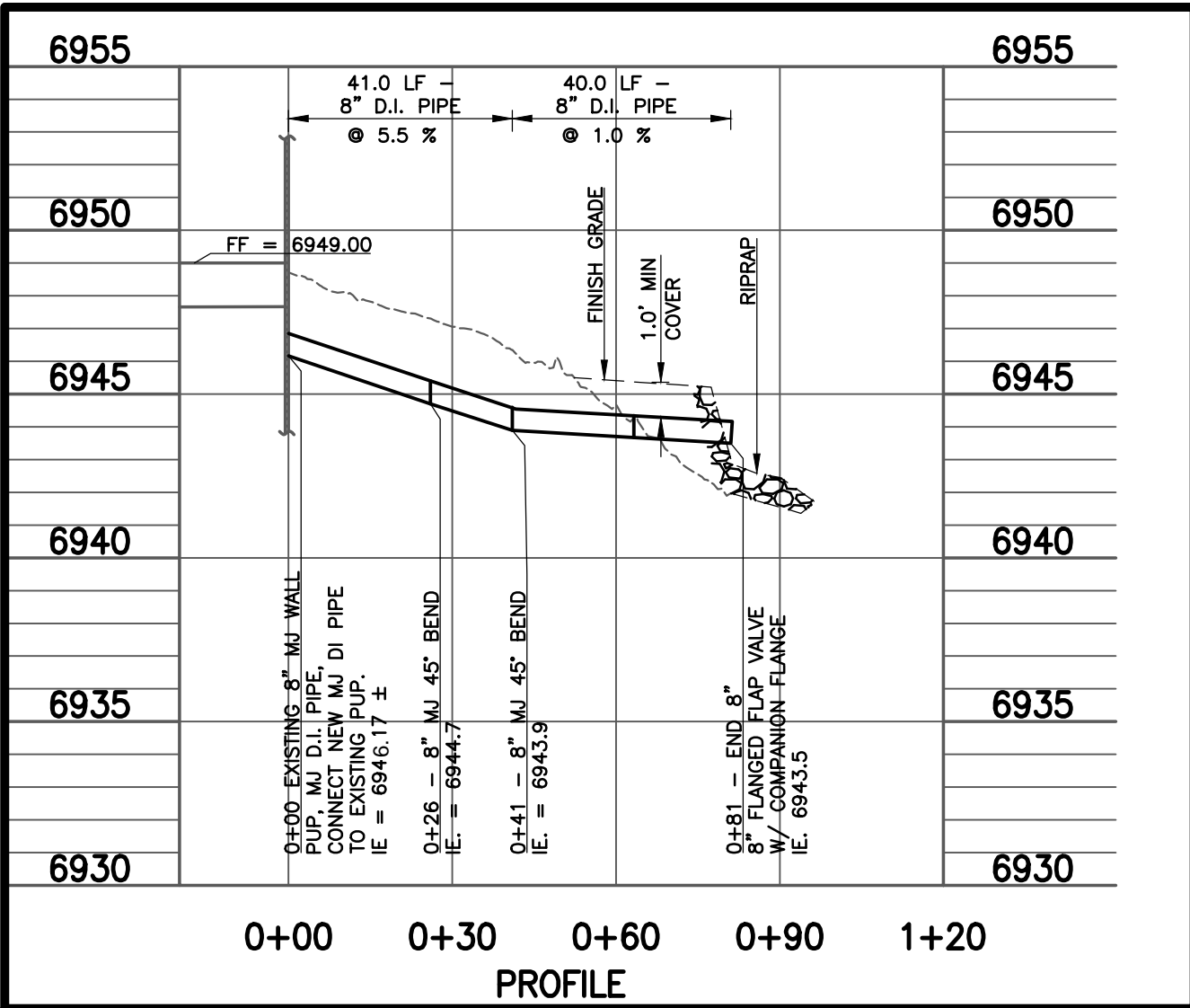
1. Filanc Construction is requested to provide a Change Order request with scope of work description and monetary impact no later than January 2, 2026.
2. GMS, Inc. and City of Manitou Springs will review with the project team and reach consensus as to final scope of work.
3. GMS, Inc. and City of Manitou Springs will review monetary impact proposed by Filanc Construction and prepare final Change Order documents in agreement with monetary and time extension proposal.

F. ESI Supporting Attachments:

1. Drawing "ESI-008 WTP Clearwell Overflow Relocation"

cc: Mr. John Elwell, Project Manager and ORC

S:\Manitou Springs2_GNSS Data\WTP\Manitou Sprgs WTP with Lidar\ManitouWTPContours.dwg, 11/17, 12/12/2025 9:27:41 AM, AJW, DWG To PDF, pc3, 1:1



MANITOUWTPCONTOURS.DWG

ESI - 8
CLEARWELL OVERFLOW RELOCATION
CITY OF MANITOU SPRINGS

GMS, INC.

CONSULTING ENGINEERS
611 N. WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903

DECEMBER 2025
Page 11 of 24



FILANC CONSTRUCTION

**City of Manitou Springs
Water Treatment Plant Improvements**

ESI NO. 008

Line No.	Direct Costs	
1	Labor Total	\$13,697.68
2	Material Total	\$11,074.90
3	Equipment Total	\$5,930.00
4	Subcontracts Total	\$0.00
5	Other Total	\$3,900.00
6	Subtotal Direct Costs	\$34,602.58
INDIRECT COSTS		
7	Liability Insurance (6.75% of Line 1)	\$924.59
8	Builders Risk (.1%)	\$35.53
9	Bond (1.213%)	\$431.380
10	Contractors Fee (10%)	\$3,599.41
	Total Price	\$39,593.49
	Round	\$39,594.00

City of Manitou Springs Water Treatment Plant Improvements

ESI NO. 008

Estimate DVA

Description	QTY	UM	MH Unit	TOTAL MH	\$/HR	LABOR TOTAL	MATL UNIT	MATL TOTAL	EQUIP UNIT	EQUIP TOTAL	SUB UNIT	SUB TOTAL	OTHER UNIT	OTHER TOTAL	Grand Total
Project Manager	4	HR	1	4.00	\$139.12	\$556.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$556.48
General Superintendent	40	HR	1	40.00	\$125.50	\$5,020.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,020.00
Project Engineer	8	HR	1	8.00	\$125.50	\$1,004.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,004.00
General Foreman	40	HR	1	40.00	\$92.43	\$3,697.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,697.20
Pipefitter	40	HR	1	40.00	\$85.50	\$3,420.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,420.00
Consumables	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
Trucks	10	DY	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ferguson - Pipe - Valves - Fittings (Freight)	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$8,731.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$11,731.90
Rip Rap	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$2,343.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,343.00
Pipe Bedding w/Rip Rap	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment Rentals	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,630.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,630.00
Jumping Jack - Plate Compactor	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00
Fuel and Oil	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Time Extension of 5 Days	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals				132.00		\$13,697.68		\$11,074.90		\$5,930.00		\$0.00		\$3,900.00	\$34,602.58



December 15 2025 18:28 PM

EquipmentShare

Colorado Springs, CO - Core Solutions
8026 Iron Tower Ct

Rep: Caleb Upchurch
caleb.upchurch@equipmentshare.com
720-538-6283

Quote Details
Quote # 1006272
Purchase Order: None
Customer Account: 52444
Quote Expires February 4 2026 08:00 AM

Customer Information

J.R. FILANC CONSTRUCTION COMPANY, INC.

Ordered By: Dennis Van Auken
dvanauken@filanc.com
7198283128

Delivery Location

**Manitou Springs Water Treatment Plant / 1000
Water Treatment Plant Rd Manitou Springs CO
80829**

Site Contact Information

Order Note

Pickup and delivery included in quote. EquipmentShare can deliver on semi in one load dropping at bottom of road next to to tour guide facility.

Rental Summary

Start Date: January 5 2026 08:00 AM
End Date: February 2 2026 08:00 AM
RPP (not required): \$ 0.00

Total Rental Days 28

Equipment Type	Quantity	Day Rate	Week Rate	4-Week Rate	Shift	Subtotal
44 - Track Skid Loader 3,100 - 3,400 Lbs ROC	1	\$364.00	\$909.00	\$2,500.00	Single	\$2,500.00
140-0760 - BUCKET 76"-81" CTL GP STD MOUNT NO PIN CU CF 11.5-13.0 SMOOTH ¹ Note: *smooth bucket*	1	\$0.00	\$0.00	\$0.00	N/A	\$0.00
110 - Pallet Fork Set with Carriage 48", CTL	1	\$59.00	\$161.00	\$362.00	Single	\$362.00
346 - Backhoe Loader 68 - 74 Hp, Standard Stick ² Note: with 24" tooth rear bucket unless otherwise requested by customer.	1	\$273.00	\$682.00	\$1,875.00	Single	\$1,875.00

Total Rental Items

4629.38 x 2 weeks **\$4,737.00**
4630.00

Misc. Charges Summary

Misc. Charges	Subtotal
2% Colorado Special Mobile Machinery	\$94.74
1.9% Environment Fee	\$90.01

Total Misc. Charges

\$184.75

*Fees are equipment model dependent and will be finalized when invoiced.

Rental Subtotal	\$4,737.00
Misc. Charges Subtotal	\$184.75
Delivery Fee	\$160.00
Pickup Fee	\$160.00
Sales Tax	\$435.88
Total with COI	\$5,677.63

Equipment Notes

- 1. *smooth bucket*
- 2. with 24" tooth rear bucket unless otherwise requested by customer.

Shifts

Rates are equipment dependent, and may fluctuate based on utilization. All rates will be finalized when invoiced.

- Single shift = up to 8 hours; rates multiplied by 1
- Double shift = 8 - 16 hours; rates multiplied by 1.5
- Triple shift = 16 - 24 hours; rates multiplied by 2

Terms & Conditions

By signing I acknowledge and accept this quote and I understand that these rates are subject to change after the listed expiration date above.

Customer Signature



Bid Proposal for Manitou Springs- Clearwell Overflow Relocation

CUSTOMER	<p>JR FILANC CONSTRUCTION 2727 W. 92ND AVE SUITE 10 FEDERAL HEIGHTS, CO 80260</p>	<p>Job Manitou Springs- Clearwell Overflow Relocation Manitou Springs, CO Bid Date: 12/16/2025 Bid #: 4629413</p>
	<p>Sales Representative John Anderson (M) 303-392-8467 (T) 303-394-0004 John.Anderson@coreandmain.com</p>	<p>Core & Main 2050 Reliable Circle Colorado Springs, CO 80906 (T) 7195768588</p>
CONTACT		
NOTES		



Bid Proposal for Manitou Springs- Clearwell Overflow Relocation

JR FILANC CONSTRUCTION

Job Location: Manitou Springs, CO

Bid Date: 12/16/2025

Core & Main Bid #: 4629413

Core & Main

2050 Reliable Circle

Colorado Springs, CO 80906

Phone: 7195768588

Fax: 7195768732

Seq#	Qty	Description	Units	Price	Ext Price
10		ATTN DENNIS			
20		FROM JOHN			
30		BID NUMBER 4629413			
40		FREIGHT TBD			
60	8	8 EBAA MEGALUG MJ DI 1108 RSTR F/DI PIPE , BLACK	EA	59.95	479.60
70	8	8 MEGALUG ACC KIT L/GLAND USA MJ B&G SET USA	EA	60.43	483.44
80	2	8 MJ L/P SLV C153 USA	EA	247.90	495.80
100	1	8 FLGXPE DI PIPE PR 5' PRIMED USA	EA	1,096.00	1,096.00
120	1	8 EBAA MEGAFLANGE 2108	EA	287.29	287.29
130	1	8" CI FLG FLAP VLV. TROY VALVE #A25406/08	EA	1,264.29	1,264.29
160	90	8 TJ PR350 DI PIPE	FT	42.42	3,817.80
170	440	22X440 POLYWRAP CLR 3-8 DIP 8MIL PERF 22' PER FOOT	FT	0.67	294.80
180	1	2X100 POLYWRAP TAPE BLK 10MIL PER ROLL	EA	8.04	8.04
200	2	8 MJ 45 C153 USA	EA	252.42	504.84
Sub Total					8,731.90
Tax					0.00
Total					8,731.90

Branch Terms:

CORE & MAIN WATERWORKS IS NOT LIABLE FOR DELIVERY DELAYS, CANCELLATIONS OR PRICE INCREASES RESULTING FROM ANY CAUSE BEYOND OUR CONTROL. THESE INCLUDE BUT ARE NOT LIMITED TO: MANUFACTURERS SHORTAGES, AVAILABILITY OR TIMELINESS OF TRANSPORTATION, MATERIALS, FUELS, OR SUPPLIES. THIS QUOTE IS NOT A CONTRACT TO SUPPLY MATERIAL OR GUARANTEE OF PRODUCT AVAILABILITY.

SALES TAXES NOT INCLUDED

ITEMS PICKED UP AT OUR FACILITY MAY BE SUBJECT TO CITY TAXES

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.



Quotation For:

J. R. FILANC CONSTRUCTION COMPANY,
740 N ANDREASEN DR
ESCONDIDO, CA-California 92029

Quotation From:

Laura Beasley

(719) 373-9651
laura.beasley@amrize.com

Project Name

2026 SOCO Manitou Springs
WTP

Project Address

Water Treatment Plant Rd
Manitou Springs, CO
80829

Quote Date

12/15/2025

Quote Number

Q-811286

Customer Number

50580

PO#

Open for Acceptance Until

1/14/2026

Pricing Valid Until

6/30/2026

Product Lines

Product	Product Description	Line Description	Plant	Quantity	UOM	Material Price	Truck Type	Freight	Landed Price
7155	CS, RIP RAP L, 9"		TABLE MOUNTAIN QUARRY	1	TON	\$28.00	Tandem	\$16.50	\$44.50 x 18 801.00
7365	SG, CONCRETE SAND, #4-#200, W		DANIELS SAND & GRAVEL	1	TON	\$24.75	Tandem	\$9.50	\$34.25 x 45 1541.25

2342.25
2343.00

Additional Notes for Q-811286

-Amrize is under no obligation to supply Buyer with any Materials unless Buyer signs and returns the attached Quote, including Amrize's Terms and Conditions.
 -Pricing quoted is valid for 2026 for this job only. Any extension beyond 2026 will require revised pricing.
 -Hourly haul charged for standby/wait at gate or on site.
 -All material pricing will be held FOB should the buyer choose to solicit their own trucking.
 -The contractor/client is responsible for providing accessible roadways capable of allowing the specified delivery vehicle to deliver the product in a safe manner without damage to property and/or equipment. This shall include an unobstructed unloading site with a minimum forty-foot radius about the rear trailer axles. Supplier is not responsible for damages to curb, gutter or roadways due to the weight of the delivering vehicle, as proper access is the responsibility of the customer.

The following inclusions apply to quote:

- The prices quoted become effective 12/15/2025 and subject to escalation as provided for in our Terms and Conditions of Sales. Prices are valid until 1/14/2026
- This quotation is open for acceptance until 1/14/2026
- This quotation supersedes all previous quotations for the products, delivery points and project detailed above.
- Payment terms will be 30 DAYS NET. The seller reserves the right to apply a 1.5% finance charge per month (annual rate 18%) on unpaid balances outside terms as stated.
- Quoted rates does not guarantee delivery rate (ie: tons/hr, tons/day, etc). Delivery schedules will be mutually agreed upon by both companies.
- All material is subject to availability.
- Pricing is based on all material purchased from Amrize US. If individual items are to be purchased AI reserves the right to reevaluate pricing on all products.
- DBE participation by freight is not guaranteed. Amrize US will need to utilize both non-DBE and DBE haulers on this project.
- FUEL SURCHARGE Quoted freight rates are based on a maximum diesel price of \$4.00 per gallon. If diesel prices reach \$4.25 per gallon there will be a 2.5% fuel surcharge applied to the quoted freight rate attached. For every additional \$0.25 increase in the price per gallon of fuel, there shall be another 2.5% increase. Any increase will be based on the documented rate as listed by the Energy Information Administration for the Rocky Mountain Region on the last Tuesday of each calendar month. (www.eia.gov) The adjusted rate will be in effect for the following calendar month and reviewed again on the last Tuesday of that month.
- Contract of sale shall be made when the seller receives a signed copy of this quote.
- Unless stated otherwise, the above prices are quoted on a per net ton (2,000 pounds) basis F.O.B.
- Sales tax is not included in the above pricing and is applicable unless exempt by State Law. If the contract is Tax Exempt, the Tax Exempt Certificate must be received prior to commencement of the project. Purchaser shall pay all applicable Federal, State and Local sales, use, excise and other taxes imposed on the sales of materials and on transportation charges with such sale being deemed to have taken place at the point of sale. Notification of tax-exempt status after shipments initiated will require customer to file for tax refund/credit from taxing authority for taxes charge up to the notification date. Credits will not be issued by Amrize US for the taxes billed on the prior invoices.

- If the contract is Tax Exempt, the Tax Exempt Certificate must be received prior to commence of the project. Purchaser shall pay all applicable Federal, State and Local sales, use,excise and other taxes imposed on the sales of materials and on transportation charges with such sale being deemed to have taken place at seller's plant site site or the site we have delivered the material to.
- All freight charges are based on full loads. Additional charges will apply for loads less than 13 tons on a tandem and 20 tons on a trailer.
- Deliveries outside of normal operating hours or on Saturday, Sunday or Holidays are subject to additional charges to be negotiated.
- Imported materials will be subject to negotiation.
- THE CONTACT PERSON IS Laura Beasley AND ANY QUERIES REGARDING THE ABOVE SHOULD BE ADDRESSED TO HIM/HER AT (719) 373-9651 OR laura.beasley@amrize.com.

ACCEPTANCE OF THIS QUOTATION: I certify by my signature that I am an authorized representative of the company named above and that I accept this quotation on behalf of the same company, including the prices, terms, and conditions contained herein.

Please return a signed copy of this quotation by mail to the address below or by facsimile before commencement of delivery.

Name (Please Print)

Signature

Date

2026 Rate Schedule

<u>Equipment</u>	<u>Rate</u>	<u>Personnel</u>	<u>Rate/Hr</u>
Crane 90 Ton	\$275/hr	Region Manager	\$159.00
Crane 60 Ton	\$215/hr	Project Manager	\$139.12
Boom Truck	\$154/hr	Project Engineer	\$103.30
CAT 325 Excavator	\$1,350/day	Estimator	\$100.01
		General Superintendent	\$125.50
CAT 320 Excavator	\$925/day	Civil Superintendent	\$111.57
Front End Loader 5cy	\$1,322/day	Mechanical Superintendent	\$111.57
Front End Loader 3cy	\$945/day	Surveyor	\$63.38
Backhoe 4x4	\$673/day	General Foreman	\$92.43
Skid Steer	\$506/day	Pipefitter	\$85.50
Water Truck 2,000 gallon	\$905/day	Carpenter	\$83.94
Water Trailer 500 gallon	\$265/day	Concrete Finisher	\$58.53
84" Roller	\$962/day	Equipment Operator	\$72.80
Trench Roller	\$456/day	Crane Operator	\$95.58
10,000lb Boom Forklift	\$662/day	Laborer	\$50.56
D4 Dozer	\$710/day		
Motor Grader 140H	\$1,325/day		
Air Compressor	\$125/day	*Nights, weekends will be billed	
Welder	\$145/day	at 1.5 times the above listed labor rate.	
Oxygen/Accetelene	\$25/day	Holidays will be billed at 2 times the above	
Total Station	\$125/day	listed labor rate.	
Jumping Jack	\$75/day x 5 375.00		
Plate Compactor	\$65/day x 5 325.00		
16'Lx8'H Trench Box	\$225/day		
Small Generator 5kw	\$95/day		
Large Generator 25kw	\$255/day		
Small Submersible Pump 2", 2hp	\$120/day		
6" Diesel Trash Pump	\$530/day		
Concrete Vibrator/Generator	\$158/day		
Sandblaster	\$120/day		
Storage Trailer	\$75/day		
Office Trailer	\$86/day		
Service Truck	\$265/day		
Pickup Truck	\$145/day		

*All equipment rates include fuel, oil, grease, and maintenance.

*Equipment rates do not include an operator. See personnel rates above.

*Equipment rates do not include freight delivery and pickup charges. Those will be billed as actual cost plus 13%

**ATTACHMENT B – CHANGE ORDER NO. THREE (3)
City of Manitou Springs WTP Improvements-2024
Furnish & Install Alternative Soda Ash Feed Pumps**

February 26, 2026

Thomas Mcclernan
Project Engineer
GMS, INC. Consulting Engineers
611 North Weber, Suite 300
Colorado Springs, Colorado 80903

RE: City of Manitou Springs Water Treatment Improvements

Subject: ESI-7 Soda Ash Pump Upgrade

I have attached Filanc Change Order concerning the ESI-7 Soda Ash Pump Upgrade.

Total amount due: \$7,154.00

Submitted By:

Dennis Van Auken

Dennis Van Auken
Sr. Project Manager
Filanc Rocky Mountain

Cc: Mario Mendoza - Filanc Construction
Roger Sams - GMS Consulting Engineers

GMS, INC.
CONSULTING ENGINEERS
611 NORTH WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903-1074

TELEPHONE (719) 475-2935
TELEFAX (719) 475-2938

EDWARD D. MEYER, P.E.
ROGER J. SAMS, P.E.
JASON D. MEYER, P.E.
DAVID R. FRISCH, P.L.S.

THOMAS A. McCLENNAN, P.E.
MARK A. MORTON, P.E.
KEN L. WHITE, P.L.S.

ENGINEER'S SUPPLEMENTAL INSTRUCTIONS NO. SEVEN (7)
(Via Procore Filanc 5047 – Manitou Springs WTP Documents Public Documents ESI)

TO: Mr. Mr. Dennis Van Auken
Filanc Construction

DATE: February 26, 2026

FROM: Mr. Thomas McClellan, P.E.
GMS, Inc., Consulting Engineers

PROJECT: Water Treatment Plant (WTP) Improvements - 2024

OWNER: City of Manitou Springs

A. ESI General Scope Description: Revise Soda Ash Feed Pumps.

B. ESI For Contractor's Action:

The Soda Ash Feed pumps specified, reviewed, and installed are Blue White model MC-2243. These pumps are not able to send the needed run or speed feedback signals. The supplier has provided and installed upgraded Blue White model M2-24SNGG feed pumps that have these features.

C. ESI Projected Impact on Project Cost:

The supplier, Municipal Treatment Equipment, has provided a cost for the upgraded pumps and credit for the returned pumps.

Please provide a cost proposal for the completed additional work. Additional costs for this work will be included in a Change Order.

D. ESI Projected Impact on Project Time of Completion:

It is not expected that this modification to the scope of work will have any impact on project time completion.

E. ESI Responsibilities for Follow-up:

1. Filanc Construction is requested to provide Change Order request with scope of work description and monetary impact no later than February 27, 2026.
2. GMS, Inc. and City of Manitou Springs will review with the project team and reach consensus as to final scope of work.

3. GMS, Inc. and City of Manitou Springs will review monetary impact proposed by Filanc Construction and prepare final Change Order documents in agreement with monetary proposal.

F. ESI Supporting Attachments:

1. None

G. ESI Distribution: Via Electronic Mail to Document Management System

Project Procore files
Mr. John Elwell, Project Manager and ORC



FILANC CONSTRUCTION

**City of Manitou Springs
Water Treatment Plant Improvements**

ESI-7 SODA ASH PUMPS

Line No.	Direct Costs	
1	Labor Total	\$850.20
2	Material Total	\$0.00
3	Equipment Total	\$5,512.00
4	Subcontracts Total	\$0.00
5	Other Total	\$0.00
6	Subtotal Direct Costs	\$6,362.20
INDIRECT COSTS		
7	Liability Insurance (6.75% of Line 1)	\$57.39
8	Builders Risk (.1%)	\$6.42
9	Bond (1.213%)	\$77.947
10	Contractors Fee (10%)	\$650.40
	Total Price	\$7,154.35
	Round	\$7,154.00

City of Manitou Springs Water Treatment Plant Improvements

ESI-7 SODA ASH PUMPS

Description	QTY	UM	MH Unit	TOTAL MH	\$/HR	LABOR TOTAL	MATL UNIT	MATL TOTAL	EQUIP UNIT	EQUIP TOTAL	SUB UNIT	SUB TOTAL	OTHER UNIT	OTHER TOTAL	Grand Total
PROJECT MANAGER	2	HR	1	2.00	\$139.12	\$278.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$278.24
GENERAL FOREMAN	4	HR	1	4.00	\$92.43	\$369.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$369.72
LABORER	4	HR	1	4.00	\$50.56	\$202.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$202.24
MTE SODA ASH PUMP CREDIT	2	EA	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$900.00	-\$1,800.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,800.00
MTE UPGRADED SODA ASH PUMPS	2	EA	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,656.00	\$7,312.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,312.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals				10.00		\$850.20		\$0.00		\$5,512.00		\$0.00		\$0.00	\$6,362.20



CREDIT MEMO		
DATE	NUMBER	PAGE
11/5/2025	000486	1 of 1

B JCC101
 I JR FILANC CONSTRUCTION
 L 740 NO ANDREASAN DR
 L ESCONDIDO, CA 92029
 T
 O

S JR FILANC CONSTRUCTION
 H WILL CALL
 I GOLDEN, CO
 P
 T
 O

CONTACT:

ATTENTION:

CUSTOMER REF/PO #	JOB #	JOB TITLE	SLP	SHIPPING TYPE	TERMS
5047-1002	0032725	MANITOU SPRINGS, SODA ASH SYSTEM	MSG/SAS	BEST WAY PPA	NET 30

QUANTITY		PART NO.	DESCRIPTION	UNIT PRICE	EXTENDED
B/O	Ship				
-2.00		C2V243XVFS	BLUE WHITE,PUMP 62243-009 C2V243XVFS 115V60 166RPM .040" CAUSTIC SODA RESISTANT DIAPHRAGMS	\$900.00	\$-1,800.00

New Remit To Address: 17301 W Colfax Ave Unit 300 Golden, CO 80401

<p>This Invoice, and delivery of all goods and services described herein, are subject to and governed by solely (i) the Master Terms and Conditions of Sale available at www.vesscowater.com/Master-TCs, and (ii) the Supplemental Seller T&Cs available at www.municipaltreatment.com/Supplemental-Seller-TCs.</p> <p>*TERMS OF PAYMENT ARE NET 30 DAYS FROM DATE OF INVOICE *CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% CHARGE *SELF-PAY APPLICABLE USE TAX IF NOT CHARGED ON THE INVOICE.</p>	SUBTOTAL:	\$-1,800.00
	TAX:	\$ 0.00
	TOTAL:	(\$1,800.00)

17301 W Colfax Ave Unit 300 Golden, CO 80401 - Phone: 303-231-9175

www.MunicipalTreatment.com



INVOICE		
DATE	NUMBER	PAGE
10/23/2025	006788	1 of 1

B JCC101
 I J R FILANC CONSTRUCTION
 L 740 N ANDREASAN DR
 L ESCONDIDO, CA 92029-1414
 T
 O

S J R FILANC CONSTRUCTION
 H C/O MANITOU SPRINGS
 I 1000 WATER PLANT RD
 P MANITOU SPRINGS, CO 80829
 T
 O

CONTACT:

ATTENTION:DENNIS VAN AUKEN

CUSTOMER REF/PO #	JOB #	JOB TITLE	SLP	SHIPPING TYPE	TERMS
5047-1002	0034558		MSG/RWC	BEST WAY	NET 30

QUANTITY		PART NO.	DESCRIPTION	UNIT PRICE	EXTENDED
B/O	Ship				
2.00		M224SNGG	BLUE WHITE,PUMP 49824-037 METERING PUMP 17.2GPH 115V/60HZ - FLEX-A-PRENE Tracking # 1Z9392480397612932	\$3,656.00	\$7,312.00

New Remit To Address: 17301 W Colfax Ave Unit 300 Golden, CO 80401

<p>This Invoice, and delivery of all goods and services described herein, are subject to and governed by solely (i) the Master Terms and Conditions of Sale available at www.vesscowater.com/Master-TCs, and (ii) the Supplemental Seller T&Cs available at www.municipaltreatment.com/Supplemental-Seller-TCs.</p> <p>*TERMS OF PAYMENT ARE NET 30 DAYS FROM DATE OF INVOICE *CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% CHARGE *SELF-PAY APPLICABLE USE TAX IF NOT CHARGED ON THE INVOICE.</p>	SUBTOTAL:	\$7,312.00
	TAX:	\$0.00
	TOTAL:	\$7,312.00

17301 W Colfax Ave Unit 300 Golden, CO 80401 - Phone: 303-231-9175

ATTACHMENT C – CHANGE ORDER NO. THREE (3)
City of Manitou Springs WTP Improvements-2024
Replace Existing TU Surface Wash Supply Butterfly Valves

February 9, 2026

Thomas McClernan
Project Engineer
GMS, INC. Consulting Engineers
611 North Weber, Suite 300
Colorado Springs, Colorado 80903

RE: City of Manitou Springs Water Treatment Improvements

Subject: 2.5 Butterfly Valves

I have attached 2.5 BFV estimate for your review.

Submitted By:

Dennis Van Auken

Dennis Van Auken
Sr. Project Manager
Filanc Rocky Mountain

Cc: Eric Klopfenstein - Filanc Construction
Roger Sams - GMS Consulting Engineers



FILANC CONSTRUCTION

**City of Manitou Springs
Water Treatment Plant Improvements**

2.5" VALVES

Line No.	Direct Costs	
1	Labor Total	\$2,705.68
2	Material Total	\$3,061.12
3	Equipment Total	\$290.00
4	Subcontracts Total	\$0.00
5	Other Total	\$100.00
6	Subtotal Direct Costs	\$6,156.80
INDIRECT COSTS		
7	Liability Insurance (6.75% of Line 1)	\$182.63
8	Builders Risk (.1%)	\$6.34
9	Bond (1.213%)	\$76.974
10	Contractors Fee (10%)	\$642.27
	Total Price	\$7,065.02
	Round	\$7,065.00

City of Manitou Springs Water Treatment Plant Improvements

2.5" VALVES

Estimate DVA

Description	QTY	UM	MH Unit	TOTAL MH	\$/HR	LABOR TOTAL	MATL UNIT	MATL TOTAL	EQUIP UNIT	EQUIP TOTAL	SUB UNIT	SUB TOTAL	OTHER UNIT	OTHER TOTAL	Grand Total
PROJECT MANAGER	2	HR	1	2.00	\$139.12	\$278.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$278.24
GENERAL SUPERINTENDENT	8	HR	1	8.00	\$125.50	\$1,004.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,004.00
GENERAL FOREMAN	8	HR	1	8.00	\$92.43	\$739.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$739.44
PIPEFITTER	8	HR	1	8.00	\$85.50	\$684.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$684.00
FUEL	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
TRUCKS	2	Day	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$145.00	\$290.00	\$0.00	\$0.00	\$0.00	\$0.00	\$290.00
CORE&MAIN-VALVES	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$2,861.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,861.12
MISC BOLTS-GASKETS	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals				26.00		\$2,705.68		\$3,061.12		\$290.00		\$0.00		\$100.00	\$6,156.80



Bid Proposal for Manitou - Water System Improvements - Surface Wash Valv

CUSTOMER	<p>JR FILANC CONSTRUCTION 2727 W. 92ND AVE SUITE 10 FEDERAL HEIGHTS, CO 80260</p>	<p>Job Manitou - Water System Improvements - Surface Wash Valv Manitou Springs, CO Bid Date: 12/01/2025 Bid #: 4597489</p>
CONTACT	<p>Sales Representative John Anderson (M) 303-392-8467 (T) 303-394-0004 John.Anderson@coreandmain.com</p>	<p>Core & Main 2050 Reliable Circle Colorado Springs, CO 80906 (T) 7195768588</p>
NOTES		



Bid Proposal for Manitou - Water System Improvements - Surface Wash Valv

JR FILANC CONSTRUCTION
Job Location: Manitou Springs, CO
Bid Date: 12/01/2025
Core & Main Bid #: 4597489

Core & Main
 2050 Reliable Circle
 Colorado Springs, CO 80906
Phone: 7195768588
Fax: 7195768732

Seq#	Qty	Description	Units	Price	Ext Price
10		ATTN DENNIS/ERIC			
20		FROM JOHN			
30		BID# 4597489			
40		FREIGHT TBD \$200.00			
60		NON AIS OPTION-KEystone			
70		LEAD TIME 3-4 WEEKS			
90	1	2-1/2 BFV KEystone 990 SS EPDM WAFFER STYLE #900000105	EA	1,005.56	1,005.56
140		AIS OPTION-BRAY 31			
150		LEAD TIME 10-12 WEEKS			
170	1	2-1/2 AIS BRAY #31 BFV 316EPDM LUG STYLE	EA	1,430.56 <i>x 2= 2,861.12</i>	1,430.56

Branch Terms:

CORE & MAIN WATERWORKS IS NOT LIABLE FOR DELIVERY DELAYS, CANCELLATIONS OR PRICE INCREASES RESULTING FROM ANY CAUSE BEYOND OUR CONTROL. THESE INCLUDE BUT ARE NOT LIMITED TO: MANUFACTURERS SHORTAGES, AVAILABILITY OR TIMELINESS OF TRANSPORTATION, MATERIALS, FUELS, OR SUPPLIES. THIS QUOTE IS NOT A CONTRACT TO SUPPLY MATERIAL OR GUARANTEE OF PRODUCT AVAILABILITY.

SALES TAXES NOT INCLUDED

ITEMS PICKED UP AT OUR FACILITY MAY BE SUBJECT TO CITY TAXES

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

2026 Rate Schedule

<u>Equipment</u>	<u>Rate</u>	<u>Personnel</u>	<u>Rate/Hr</u>
Crane 90 Ton	\$275/hr	Region Manager	\$159.00
Crane 60 Ton	\$215/hr	Project Manager	\$139.12
Boom Truck	\$154/hr	Project Engineer	\$103.30
CAT 325 Excavator	\$1,350/day	Estimator	\$100.01
		General Superintendent	\$125.50
CAT 320 Excavator	\$925/day	Civil Superintendent	\$111.57
Front End Loader 5cy	\$1,322/day	Mechanical Superintendent	\$111.57
Front End Loader 3cy	\$945/day	Surveyor	\$63.38
Backhoe 4x4	\$673/day	General Foreman	\$92.43
Skid Steer	\$506/day	Pipefitter	\$85.50
Water Truck 2,000 gallon	\$905/day	Carpenter	\$83.94
Water Trailer 500 gallon	\$265/day	Concrete Finisher	\$58.53
84" Roller	\$962/day	Equipment Operator	\$72.80
Trench Roller	\$456/day	Crane Operator	\$95.58
10,000lb Boom Forklift	\$662/day	Laborer	\$50.56
D4 Dozer	\$710/day		
Motor Grader 140H	\$1,325/day		
Air Compressor	\$125/day	*Nights, weekends will be billed	
Welder	\$145/day	at 1.5 times the above listed labor rate.	
Oxygen/Accetelene	\$25/day	Holidays will be billed at 2 times the above	
Total Station	\$125/day	listed labor rate.	
Jumping Jack	\$75/day		
Plate Compactor	\$65/day		
16'Lx8'H Trench Box	\$225/day		
Small Generator 5kw	\$95/day		
Large Generator 25kw	\$255/day		
Small Submersible Pump 2", 2hp	\$120/day		
6" Diesel Trash Pump	\$530/day		
Concrete Vibrator/Generator	\$158/day		
Sandblaster	\$120/day		
Storage Trailer	\$75/day		
Office Trailer	\$86/day		
Service Truck	\$265/day		
Pickup Truck	\$145/day		

*All equipment rates include fuel, oil, grease, and maintenance.

*Equipment rates do not include an operator. See personnel rates above.

*Equipment rates do not include freight delivery and pickup charges. Those will be billed as actual cost plus 14%

**ATTACHMENT D – CHANGE ORDER NO. THREE (3)
City of Manitou Springs WTP Improvements-2024
Add Removal & Disposal of Additional Quantity of Water
Treatment Residuals (Sludge)**

February 19, 2026
Revised February 24, 2026

Thomas McClernan
Project Engineer
GMS, INC. Consulting Engineers
611 North Weber, Suite 300
Colorado Springs, Colorado 80903

RE: City of Manitou Springs Water Treatment Improvements

Subject: Ponds #1-#2 Sludge Removal Change Order Request

I have attached Filanc Change Order concerning the sludge removal from ponds #1 and #2.

Total amount due: \$111,661.00

Submitted By:

Dennis Van Auken

Dennis Van Auken
Sr. Project Manager
Filanc Rocky Mountain

Cc: Mario Mendoza - Filanc Construction
Roger Sams - GMS Consulting Engineers

Dennis Van Auken

From: Tom A McClernan <tamclernan@gmsengr.com>
Sent: Monday, February 2, 2026 9:37 AM
To: Dennis Van Auken; Roger J Sams; John Elwell; Jeannie Muth; Alex J Waterman; bschmitt@manitouspringsco.gov
Cc: Eric Klopfenstein
Subject: RE: [EXT]Manitou Springs Remaining Sludge Removal Update

Follow Up Flag: Follow up
Flag Status: Flagged

Dennis,

I talked with John this morning. There was one load of sludge hauled this morning from the drying area and two more in the stockpile. The remaining sludge needs to be removed from the pond. It not clear if it will go directly to the landfill or to the drying area. **Either way, removal needs to continue.**

Ben, Please give me a call.

Tom

Thomas McClernan, P.E.

GMS CONSULTING
INC ENGINEERS
611 N. Weber Street, Ste 300
Colorado Springs, CO 80903
Office: 719-475-2935
FAX: 719-475-2938

From: Dennis Van Auken <dvanauken@filanc.com>
Sent: Monday, February 2, 2026 8:22 AM
To: Tom A McClernan <tamclernan@gmsengr.com>; Roger J Sams <rjsams@gmsengr.com>; John Elwell <jelwell@manitouspringsco.gov>; Jeannie Muth <jmuth@manitouspringsco.gov>; Alex J Waterman <ajwaterman@gmsengr.com>
Cc: Eric Klopfenstein <EKlopfenstein@Filanc.com>
Subject: RE: [EXT]Manitou Springs Remaining Sludge Removal Update
Importance: High

Hi, good morning!

Danali will reach 280CY this morning and would like to keep hauling as long as the weather holds.

Your thoughts?

DENNIS VAN AUKEN

Senior Project Manager | **FILANC**

p +1 720.893.2729 **c** +1 719.828.3128

From: Dennis Van Auken

Sent: Friday, January 30, 2026 11:08 AM

To: Tom A Mcclernan <tamccclernan@gmsengr.com>; Roger J Sams <rjsams@gmsengr.com>; John Elwell <jelwell@manitouspringsco.gov>; Jeannie Muth <jmuth@manitouspringsco.gov>

Cc: Eric Klopfenstein <EKlopfenstein@Filanc.com>

Subject: FW: [EXT]Manitou Springs Remaining Sludge Removal Update

Importance: High

Hello everyone,

Please see below and give me your thoughts, keep in mind Denali's estimate doesn't include Filanc markup.

DENNIS VAN AUKEN

Senior Project Manager | **FILANC**

p +1 720.893.2729 **c** +1 719.828.3128

From: Roy Yurt <roy.yurt@denaliwater.com>

Sent: Friday, January 30, 2026 10:53 AM

To: Eric Klopfenstein <eklopfenstein@filanc.com>; Amber Willis <amber.willis@denaliwater.com>; Mark Schlote <Mark.Schlote@denaliwater.com>; Samuel Liebl <samuel.liebl@denaliwater.com>

Cc: Dennis Van Auken <DVanAuken@Filanc.com>; Mario Mendoza <mario.mendoza@filanc.com>; Matt Linley <matt.linley@filanc.com>; Roy Yurt <roy.yurt@denaliwater.com>

Subject: RE: [EXT]Manitou Springs Remaining Sludge Removal Update

Hi Eric and Matt,

Just to give you a quick update, after the end of today, we'll have hauled about 18 loads and we'll be close to that 280 yards.

By our estimation, we think that is about 50% of the total volume left to haul. This is the larger of the two ponds for sure with the most amount of material.

Before we head down the road of hauling the remaining out (which is cheaper to do now than it would be in 10 years or so, it'll also give them added capacity obviously) it could potentially be another \$107K.

Would you like us to finish it out, or leave what's left?

Bid Schedule 3 – Base Bid: Recovery Pond Sludge/Sediment Removal, Disposal

Item	Qty	Unit	Unit price	Total
Mobilization	2	Lump Sum	\$15,000	\$30,000
1: Pond No. 1, remove and transport materials...based on 160 CY	1	Lump Sum	\$61,600	\$61,600
1A: Additional materials removed ... unit price	1	Cubic yard	\$385	\$385
2: Pond No. 2 remove and transport materials ... based on 280 CY	1	Lump sum	\$107,800	\$107,800
2A: Additional materials removed ... unit price	1	Cubic yard	\$385	\$385

Roy Yurt | Vice President Event Operations

Denali Water Solutions – EVT, SEE, DIG, RME

C: 720-363-1003

Roy.Yurt@DenaliWater.com



CK links or open attachments unless you recognize the sender and email address and know the content is safe.



FILANC CONSTRUCTION

**City of Manitou Springs
Water Treatment Plant Improvements**

PONDS #1-#2 SLUDGE REMOVAL CHANG ORDER

Line No.	Direct Costs	
1	Labor Total	\$2,844.32
2	Material Total	\$94,259.55
3	Equipment Total	\$2,648.00
4	Subcontracts Total	\$0.00
5	Other Total	\$250.00
6	Subtotal Direct Costs	\$100,001.87
INDIRECT COSTS		
7	Liability Insurance (6.75% of Line 1)	\$191.99
8	Builders Risk (.1%)	\$100.19
9	Bond (1.213%)	\$1,216.567
10	Contractors Fee (10%)	\$10,151.06
	Total Price	\$111,661.68
	Round	\$111,661.00

**City of Manitou Springs Water Treatment Plant Improvements
POND #1 #2 SLUDGE REMOVAL CHANGE ORDER**

Description	QTY	UM	MH Unit	TOTAL MH	\$/HR	LABOR TOTAL	MATL UNIT	MATL TOTAL	EQUIP UNIT	EQUIP TOTAL	SUB UNIT	SUB TOTAL	OTHER UNIT	OTHER TOTAL	Grand Total
PROJECT MANAGER	4	HR	1	4.00	\$139.12	\$556.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$556.48
GENERAL FOREMAN	16	HR	1	16.00	\$92.43	\$1,478.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,478.88
LABORER	16	HR	1	16.00	\$50.56	\$808.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$808.96
FUEL	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$250.00
TRUCKS	2	DAY	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$145.00	\$290.00	\$0.00	\$0.00	\$0.00	\$0.00	\$290.00
DENALI POND #1	216.8	CY	0	0.00	\$0.00	\$0.00	\$385.00	\$83,468.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$83,468.00
DENALI POND #2	28.3	CY	0	0.00	\$0.00	\$0.00	\$385.00	\$10,791.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,791.55
FILANC MINI EXCAVATOR	2	DAY	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$673.00	\$1,346.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,346.00
FILANC SKIDSTEER	2	DAY	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$506.00	\$1,012.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,012.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals				36.00		\$2,844.32		\$94,259.55		\$2,648.00		\$0.00		\$250.00	\$100,001.87



Denali Water Solutions LLC
 PO Box 3036
 Russellville AR 72811

Invoice

#INV1226526
 Date: 2/17/2026
 Terms: Net 30
 Customer Number: 599131036
 Invoice Due Date: 3/19/2026
 Blanket PO:

Bill To
 FILANC
 740 N Andraesen Dr
 Escondido CA 92029
 United States

Order Number	Customer PO #	Ship From	Facility ID	Invoice Memo
SO214102031		Manitou Springs, CO	Manitou Springs WTP	

Ticket Date	Ticket #	Scale Ticket #	Description	Units	Quantity	Rate	Amount
2/14/2026			Ending total of change order Cubic yards removed from the upper pond	CY	216.8	\$385.00	\$83,468.00
2/14/2026			Retainage 5%			-5%	\$-4,173.40

Subtotal	\$79,294.60
Tax (%)	\$0.00
Total	\$79,294.60

Invoice # INV1226526 Remit To

Denali Water Solutions LLC
 P.O. Box 740903
 Atlanta, GA 30374-0903

For ACH payment: PNC Bank, N.A. Routing:031207607
 Account:8026373426
 Email remittance info to ARRemittance@denaliwater.com
 Questions call (479) 498-0500

Customer Signature: _____

[Click Here to Pay Now](#)





Denali Water Solutions LLC
 PO Box 3036
 Russellville AR 72811

Invoice

#INV1173323
 Date: 11/11/2025
 Terms: Net 30
 Customer Number: 599131036
 Invoice Due Date: 12/11/2025
 Blanket PO:

Bill To

FILANC
 740 N Andreasen Dr
 Escondido CA 92029
 United States

Order Number	Customer PO #	Ship From	Facility ID	Invoice Memo
SO214081572		Manitou Springs, CO	Manitou Springs WTP	

Ticket Date	Ticket #	Scale Ticket #	Description	Units	Quantity	Rate	Amount
11/1/2025			LUMP SUM for muck removal of 160 yards	Yds	1	\$61,600.00	\$61,600.00
11/1/2025			Additionally, we removed 28.03 yards	Yds	28.03	\$385.00	\$10,791.55
11/1/2025			Retainage 5%			-5%	\$-539.58

Subtotal	\$71,851.97
Tax (%)	\$0.00
Total	\$71,851.97

Invoice # INV1173323 Remit To

Denali Water Solutions LLC
 P.O. Box 740903
 Atlanta, GA 30374-0903

For ACH payment: PNC Bank, N.A. Routing:031207607
 Account:8026373426
 Email remittance info to ARRemittance@denaliwater.com
 Questions call (479) 498-0500

Customer Signature: _____

[Click Here to Pay Now](#)



455 W. 115th Ave. Suite 3, Northglenn, CO 80234 Phone: 303.376.6337 Fax: 303.376.6338 www.filanc.com

2026 Rate Schedule

<u>Equipment</u>	<u>Rate</u>	<u>Personnel</u>	<u>Rate/Hr</u>
Crane 90 Ton	\$275/hr	Region Manager	\$159.00
Crane 60 Ton	\$215/hr	Project Manager	\$139.12
Boom Truck	\$154/hr	Project Engineer	\$103.30
CAT 325 Excavator	\$1,350/day	Estimator	\$100.01
		General Superintendent	\$125.50
CAT 320 Excavator	\$925/day	Civil Superintendent	\$111.57
Front End Loader 5cy	\$1,322/day	Mechanical Superintendent	\$111.57
Front End Loader 3cy	\$945/day	Surveyor	\$63.38
Backhoe 4x4	\$673/day	General Foreman	\$92.43
Skid Steer	\$506/day	Pipefitter	\$85.50
Water Truck 2,000 gallon	\$905/day	Carpenter	\$83.94
Water Trailer 500 gallon	\$265/day	Concrete Finisher	\$58.53
84" Roller	\$962/day	Equipment Operator	\$72.80
Trench Roller	\$456/day	Crane Operator	\$95.58
10,000lb Boom Forklift	\$662/day	Laborer	\$50.56
D4 Dozer	\$710/day		
Motor Grader 140H	\$1,325/day		
Air Compressor	\$125/day		
Welder	\$145/day		
Oxygen/Accetelene	\$25/day		
Total Station	\$125/day		
Jumping Jack	\$75/day		
Plate Compactor	\$65/day		
16'Lx8'H Trench Box	\$225/day		
Small Generator 5kw	\$95/day		
Large Generator 25kw	\$255/day		
Small Submersible Pump 2",2hp	\$120/day		
6" Diesel Trash Pump	\$530/day		
Concrete Vibrator/Generator	\$158/day		
Sandblaster	\$120/day		
Storage Trailer	\$75/day		
Office Trailer	\$86/day		
Service Truck	\$265/day		
Pickup Truck	\$145/day		

*Nights, weekends will be billed at 1.5 times the above listed labor rate.
Holidays will be billed at 2 times the above listed labor rate.

*All equipment rates include fuel, oil, grease, and maintenance.

*Equipment rates do not include an operator. See personnel rates above.

*Equipment rates do not include freight delivery and pickup charges. Those will be billed as actual cost plus 14%

P.O. 31639
 COLORADO SPRINGS, CO 80931
 86 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

DATE	TICKET	GRID	WEIGHMASTER
001	00734352	008192025	ABRIANNA
DATE IN	DATE OUT	TIME IN	TIME OUT
02/10/26	02/10/26	09:09	09:09
VEHICLE	VEHICLE	ROLL OFF	
490UQW			
REFERENCE	ORIGIN		
004			

Inbound Ticket

SCALE 1 GROSS WT 48760 LB
 STORED TARE WT 23380 LB
 NET WEIGHT 25380 LB

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
12.69	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connect from liability for damages. 719-382-9661
 Truk\Driver GAMBOA TRUCKING
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL25-16
 MANIFEST# 0034

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

86 COLORADO SPRINGS, CO 80931
 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

00134370 008144023 ADRJANWA
 DATE IN 02/10/26 DATE OUT 02/10/26 TIME IN 11:13 TIME OUT 11:13 VEHICLE 490UQW
 REFERENCE 004 ORIGIN

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
12.98	TON	SPECIAL WASTE - TON				

SCALE 1 GROSS WT 49340 LB
 STORED TARE WT 23380 LB
 NET WEIGHT 25960 LB

Inbound Ticket

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connec from liability for damages. 719-382-9661
 Truk\Drivr GAMBOA TRUCKING
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL25-16
 MANIFEST# 0055

NET AMOUNT
 TENDERED
 CHANGE
 CHECK NO.

SIGNATURE _____

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931

86 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID		WEIGHMASTER	
001	00734424	Q08192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OF
02/10/26	02/10/26	14:06	14:06	490UQW	
REFERENCE			ORIGIN		
JAM004					

SCALE 1 GROSS WT 42280 LB Inbound Ticket
 STORED TARE WT 23380 LB
 NET WEIGHT 18900 LB

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
9.45	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connec from liability for damages. 719-382-9661
 Truk\Drivr TOMAS
 LOCATION 1000 TREATMENT PANT RD
 PO # FL-25-16
 MANIFEST# 0050

SIGNATURE _____

NET AMC
TENDER
CHANG
CHECK

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

COLORADO SPRINGS, CO 80931
 INBOUND CHARGE

DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE
02/09/26	02/09/26	13:58	13:58	2585VQ
REFERENCE				ORIGIN
I794				

UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
Scale 1 Gross Wt.	48320 LB				
Stored Tare Wt.	24220 LB				
Net Weight	24100 LB				
12.05	TON SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release waste Connections from liability for damages. 719-382-9661

Truk\Driver
 EBERTO
 1000 TREATMENT PLANT RD
 FL-25-16
 PO #
 MANTECT# 0057

NET AMOUNT
 TENDERED
 CHANGE
 CHECK NO.

I hereby warrant that the above material is the same material represented on the Special Waste Application identified by the above Special Waste Approval Code and such material was delivered to the transporter on the shipment date referenced below.

[Signature] 2-09-26
 Generator's Authorized Agent Name (print / type) _____ Signature of Generator's Authorized Agent
 _____ Shipment Date

Section 2 Transporter Information (transporter to complete)

Transporter Name: DENALI WATER SOLUTIONS LLC
 Address: 13760 County Road 22
 11593 Grace St Trucking
 Fort Lupton, CO
 Zip: 80621
 Phone #: 443-988-3517
 305 500 7111

Important Notice
 Disposal facility below must be notified in ADVANCE before delivery of waste with SPECIAL HANDLING instructions.

I hereby warrant that the above material was picked up at the generator site listed above and delivered without incident to the destination listed below.

[Signature] 02-09-26
 Name of Driver (print / type) _____ Signature of Driver
 _____ Date

Section 3 Destination Information (disposal facility to complete)

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID	WEG/MASTER			
01	00734271	008192025	ROSE H			
	DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
	02/09/26	02/09/26	13:53	13:53	490UQw	
REFERENCE						
JAN004						
ORIGIN						

Scale 1 Gross Wt. 48980 LB
 Stored Tare Wt. 23380 LB
 Net Weight 25600 LB

UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver TOMAS

LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16
 MANIFEST# 0073

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

AXIG
 Skup/Plant
 11
 11
 11

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER		
01	00734275	Q08192025	ROSE H		
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
02/09/26	02/09/26	14:00	14:00	JOY700	
REFERENCE			ORIGIN		
I793					

Scale 1 Gross Wt. 44980 LB
Stored Tare Wt. 23300 LB
Net Weight 21680 LB

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
10.84	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr OMAR
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16
MANIFEST# 0038

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID		ROSE H	
01	00725106	008192025		VEHICLE	ROLL
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL
11/05/25	11/05/25	13:57	13:57	490UQW	
REFERENCE				ORIGIN	
004					

Scale 1 Gross Wt. 51320 LB
 Stored Tare Wt. 23380 LB
 Net weight 27940 LB

UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
TON	BioSolids Ton				
13.97					

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661
 Truk\Driver TOMAS
 LOCATION 1000 TREATMENT PLANT RD
 11/25/16

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID		WEIGHT/WATER	
01	00725279	008192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
11/06/25	11/06/25	13:20	13:20	490UQW	
REFERENCE		ORIGIN			
004					

Scale 1 Gross Wt. 59040 LB
 Stored Tare Wt. 23380 LB
 Net Weight 35660 LB

WEIGHT	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
17.83	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver TOMAS
 LOCATION 1000 TREATMENT PLANT RD
 no # FL-25-16

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID		VEHICLE		ROLL OFF
01	00725185	008192025		ROSE H		
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
11/06/25	11/06/25	08:18	08:18	490UQW		
REFERENCE				ORIGIN		
004						

Scale 1 Gross Wt. 53140 LB
Stored Tare Wt. 23380 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
14.88	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr TOMAS
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GMID		ROSE H	
01	00725225	008192025			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
11/06/25	11/06/25	10:44	10:44	490UOW	
REFERENCE			ORIGIN		
004					

Scale 1 Gross Wt. 49720 LB
Stored Tare Wt. 23380 LB
Net Weight 26340 LB

UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
TON	BioSolids Ton				
13.17					

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver TOMAS
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16

SIGNATURE _____

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID		WEIGHMASTER	
01	00725224	008192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
11/06/25	11/06/25	10:42	10:42	258SY0	
REFERENCE			ORIGIN		
I-794					

Scale 1 Gross Wt. 53280 LB
Stored Tare Wt. 24220 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
14.53	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver EBERTO
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID		VEHICLE	
01	00725230	008192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
11/06/25	11/06/25	10:55	10:55	JOY700	
REFERENCE				ORIGIN	
I-793					

Scale 1 Gross Wt. 46620 LB
 Stored Tare Wt. 23300 LB

Net weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
11.66	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver OMAR
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931 INBOUND CHARGE

 000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00725183	008192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
11/06/25	11/06/25	08:11	08:11	258SY0		
REFERENCE			ORIGIN			
I-794						

Scale 1 Gross Wt. 51620 LB
 Stored Tare Wt. 24220 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
13.70	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr EBERTO
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16
 MANIFEST# 0007

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER		
01	00725107	Q08192025	ROSE H		
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
11/05/25	11/05/25	14:01	14:01	258SYQ	
REFERENCE			ORIGIN		
I-794					

Scale 1 Gross Wt. 48700 LB
Stored Tare Wt. 24220 LB

NET WEIGHT	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
12.24	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr EBERTO
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID		VEHICLE	
01	00725184	008192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
11/06/25	11/06/25	08:15	08:15	JOY700	
REFERENCE			ORIGIN		
I-793					

Scale 1 Gross Wt. 44420 LB
 Stored Tare Wt. 23300 LB

Net Weight	UNIT	21120 LB	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
10.56	TON		BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver OMAR
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16
 MANIFEST# 0006

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID		WEIGHMASTER	
01	00725043	008192025		ABRIANNA	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
11/05/25	11/05/25	11:26	11:26	490UQW	
REFERENCE			ORIGIN		
004					

Scale 1 Gross Wt. 51980 LB
 Stored Tare Wt. 23380 LB

Net weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
14.30	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver GAMBOA TRUCKING
 LOCATION MANITOU SPRGS WATER PLANT
 PO # FL25-16

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GHIU		VEHICLE	ROLL OFF
01	00725005	008192025		ABRIANNA	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
11/05/25	11/05/25	08:23	08:43		
REFERENCE		ORIGIN			

Scale 1 Gross Wt. 50540 LB
 Scale 1 Tare Wt. 23380 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
13.58	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr GAMBOA TRUCKING
 LOCATION MANITOU SPRGS WATER PLANT
 PO # FL25-16

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GMID		ABRIANNA	
01	00725044	008192025			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
11/05/25	11/05/25	11:28	11:28	258SY0	
REFERENCE			ORIGIN		
I794					

Scale 1 Gross Wt. 55760 LB
Stored Tare Wt. 24220 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
15.77	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr INFINITE TRUCKING
LOCATION MANITOU SPRGS WATER PLANT
PO # FL25-16

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GHID		VEHICLE	
01	00725006	008192025		ABRTANNA	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
11/05/25	11/05/25	08:27	08:45		
REFERENCE			ORIGIN		
I-794					

Scale 1 Gross Wt. 47900 LB
Scale 1 Tare Wt. 24220 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
11.84	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr INFINITE TRUCKING
LOCATION MANITOU SPRGS WATER PLANT
PO # FL25-16

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00734227	Q08192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
02/09/26	02/09/26	11:23	11:23	JOY700		
REFERENCE			ORIGIN			
I793						

Scale 1 Gross Wt. 45020 LB
Stored Tare Wt. 23300 LB

Net Weight 21720 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
10.86	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver OMAR
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16
MANIFEST# 0025

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931 INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID		WEIGHMASTER	
01	00734207	Q08192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
02/09/26	02/09/26	09:02	09:02	JOY700	
REFERENCE			ORIGIN		
I793					

Scale 1 Gross Wt. 43900 LB
 Stored Tare Wt. 23300 LB
 Net Weight 20600 LB

QTY	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
10.30	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr OMAR
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID		WEIGHMASTER	
01	00733175	008192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
01/29/26	01/29/26	11:46	11:46	JOY700	
REFERENCE			ORIGIN		
I793					

Scale 1 Gross Wt. 42260 LB
Stored Tare Wt. 23300 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
9.48	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver OMAR
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931 INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00733127	008192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
01/29/26	01/29/26	09:21	09:21	258SY0		
REFERENCE			ORIGIN			
I794						

Scale 1 Gross Wt. 40180 LB
 Stored Tare Wt. 24220 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
7.98	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver EBERTO
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931 INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00733173	008192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
01/29/26	01/29/26	11:41	11:41	490UOW		
REFERENCE			ORIGIN			
JAM004						

Scale 1 Gross Wt. 49260 LB
 Stored Tare Wt. 23380 LB
 Net Weight 25880 LB

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
12.94	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr TOMAS
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16
 CONTACT# 0001

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931 INBOUND CHARGE
 000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00733132	008192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
01/29/26	01/29/26	09:30	09:30	490UOW		
REFERENCE			ORIGIN			
JAM004						

Manual Gross Wt. 37440 LB
 Stored Tare Wt. 23380 LB
 Net Weight 14060 LB

UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
7.03 TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr TOMAS
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16
 MANIFEST# 0000

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID		WEIGHMASTER	
01	00733226	008192025		ABRIANNA	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
01/29/26	01/29/26	14:24	14:24	490UQW	
REFERENCE			ORIGIN		
004					

Scale 1 Gross Wt. 49960 LB
Stored Tare Wt. 23380 LB
Net Weight 26580 LB

WT.	UNIT	DESCRIPTION	RATE	EXTENSION	FEES	TOTAL
13.29	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver GAMBOA TRUCKING
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16
MANIFEST# 0000

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931 INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00733227	Q08192025	ABRIANNA			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
01/29/26	01/29/26	14:27	14:27	JOY700		
REFERENCE			ORIGIN			
I-793						

Scale 1 Gross Wt. 43080 LB
Stored Tare Wt. 23300 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
9.89	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr INFINITE TRUCKING
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00733228	008192025	ABRIANNA			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
01/29/26	01/29/26	14:29	14:29	258SYQ		
REFERENCE			ORIGIN			
I-794						

Scale 1 Gross Wt. 51040 LB
Stored Tare Wt. 24220 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
13.41	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr INFINITE TRUCKING
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00733288	008192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
01/30/26	01/30/26	09:14	09:14	490U0W		
REFERENCE			ORIGIN			
JAM004						

Scale 1 Gross Wt. 47900 LB
 Stored Tare Wt. 23380 LB
 Net Weight 24520 LB

WT	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
12.26	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr TOMAS
 LOCATION 1000 TREATMENT PANT RD
 PO # FL-25-16
 MANIFEST# 0020

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID		WEIGHMASTER	
01	00733320	008192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
01/30/26	01/30/26	11:34	11:34	490UOW	
REFERENCE			ORIGIN		
JAM004					

Scale 1 Gross Wt. 49500 LB
Stored Tare Wt. 23380 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
13.06	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver TOMAS
LOCATION 1000 TREATMANT PLANT RD
PO # FL-25-16
MANIFEST# 0016

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID		WEIGHMASTER	
01	00733174	Q08192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
01/29/26	01/29/26	11:43	11:43	258SYQ	
REFERENCE			ORIGIN		
I794					

Scale 1 Gross Wt. 47940 LB
 Stored Tare Wt. 24220 LB
 Net Weight 23720 LB

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
11.86	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver EBERTO
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16
 MANIFEST# 0075

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00733128	008192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
01/29/26	01/29/26	09:23	09:23	70V700		
REFERENCE			ORIGIN			
I793						

Scale 1 Gross Wt. 38320 LB
Stored Tare Wt. 23300 LB

Net weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
7.51	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver OMAR
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16
MANIFEST# 0022

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931 INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE		TICKET		GRID		WEIGHMASTER	
01		00733322		008192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF		
01/30/26	01/30/26	11:39	11:39	10Y700			
REFERENCE				ORIGIN			
T793							

Scale 1 Gross Wt. 44720 LB
Stored Tare Wt. 23300 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
10.71	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver OMAR
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16
MANIFEST# 0022

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00733290	008192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
01/30/26	01/30/26	09:18	09:18	JOY700		
REFERENCE			ORIGIN			
I793						

Scale 1 Gross Wt. 42100 LB
Stored Tare Wt. 23300 LB
Net Weight 18800 LB

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
9.40	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver OMAR
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16
MANIFEST# 0077

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931 INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00733291	008192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
01/30/26	01/30/26	09:20	09:20	258SY0		
REFERENCE			ORIGIN			
I794						

Scale 1 Gross Wt. 48040 LB
 Stored Tare Wt. 24220 LB
 Net Weight 23820 LB

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
11.91	TON	BioSolids Ton				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr EBERTO
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16
 MANIFEST# 0022

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00733321	008192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
01/30/26	01/30/26	11:37	11:37	258SY0		
REFERENCE			ORIGIN			
I794						

Scale 1 Gross Wt. 49060 LB
 Stored Tare Wt. 24220 LB

Net weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
12.42	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver EBERTO
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16
 MANIFEST# 0010

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931 INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER		
01	00733436	008192025	ROSE H		
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
02/02/26	02/02/26	08:34	08:34	490UOW	
REFERENCE			ORIGIN		
JAM004					

Scale 1 Gross Wt. 49700 LB
 Stored Tare Wt. 23380 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
13.16	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver TOMAS
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31633
 COLORADO SPRINGS, CO 80931 INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00733460	008192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
02/02/26	02/02/26	10:53	10:53	490UOW		
REFERENCE			ORIGIN			
JAM004						

Scale 1 Gross Wt. 45020 LB
 Stored Tare Wt. 23380 LB
 Net Weight 21640 LB

QTY	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
10.82	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver TOMAS
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16
 MANIFEST# 0042

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID		WEIGHMASTER	
01	00733362	008192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
01/30/26	01/30/26	13:59	13:59	490UQW	
REFERENCE			ORIGIN		
JAM004					

Scale 1 Gross Wt. 49220 LB
Stored Tare Wt. 23380 LB
Net Weight 25840 LB

QTY	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
12.92	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver TOMAS
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16
MANIFEST# 0015

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00733364	008192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
01/30/26	01/30/26	14:05	14:05	JOY700		
REFERENCE			ORIGIN			
I793						

Scale 1 Gross Wt. 41900 LB
Stored Tare Wt. 23300 LB

Net Weight	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
9.30	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver OMAR
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16
MANIFEST# 0001

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931 INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER		
01	00733363	008192025	ROSE H		
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
01/30/26	01/30/26	14:02	14:02	258SYQ	
REFERENCE			ORIGIN		
I794					

Scale 1 Gross Wt. 45200 LB
Stored Tare Wt. 24220 LB
Net Weight 20980 LB

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
10.49	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr EBERTO
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16
MANIFEST# 0010

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931
 INBOUND CHARGE
 000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00733488	Q08192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
02/02/26	02/02/26	13:00	13:00	490UQW		
REFERENCE			ORIGIN			
JAM004						

Scale 1 Gross Wt. 47680 LB
 Stored Tare Wt. 23380 LB
 Net Weight 24300 LB

WT.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
12.15	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr TOMAS
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16
 MANIFEST# 0027

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
 P.O. 31639
 COLORADO SPRINGS, CO 80931
 INBOUND CHARGE
 000086 DENALI WATER SOLUTIONS
 13760 CR 22
 FORT LUPTON CO 80621

SITE	TICKET	GRID	WEIGHMASTER			
01	00734226	008192025	ROSE H			
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF	
02/09/26	02/09/26	11:20	11:20	490UQW		
REFERENCE			ORIGIN			
JAM004						

Scale 1 Gross Wt. 51720 LB
 Stored Tare Wt. 23380 LB
 Net Weight 28340 LB

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
14.17	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Driver TOMAS
 LOCATION 1000 TREATMENT PLANT RD
 PO # FL-25-16
 MANIFEST# 0000

SIGNATURE _____

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931 INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID		WEIGHMASTER	
01	00734205	Q08192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
02/09/26	02/09/26	08:57	08:57	490UQW	
REFERENCE			ORIGIN		
JAM004					

Scale 1 Gross Wt. 49700 LB
Stored Tare Wt. 23380 LB
Net Weight 26320 LB

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
13.16	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr TOMAS
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16
MANIFEST# 0011

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID		WEIGHMASTER	
01	00734228	008192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
02/09/26	02/09/26	11:26	11:26	258SYQ	
REFERENCE			ORIGIN		
I794					

Scale 1 Gross Wt. 53240 LB
Stored Tare Wt. 24220 LB
Net Weight 29020 LB

QTY	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
14.51	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr EBERTO
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16
MANIFEST# 0060

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

FOUNTAIN LANDFILL
P.O. 31639
COLORADO SPRINGS, CO 80931

INBOUND CHARGE

000086 DENALI WATER SOLUTIONS
13760 CR 22
FORT LUPTON CO 80621

SITE	TICKET	GRID		WEIGHMASTER	
01	00734206	Q08192025		ROSE H	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
02/09/26	02/09/26	08:59	08:59	258SYQ	
REFERENCE			ORIGIN		
I794					

Scale 1 Gross Wt. 49100 LB
Stored Tare Wt. 24220 LB
Net Weight 24880 LB

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
12.44	TON	SPECIAL WASTE - TON				

6AM-5PM M-F, 7AM-12PM SAT. By signing I certify the load contains no haz waste, electronics, unapproved asbestos, tires, liquids or medical waste. I release Waste Connections from liability for damages. 719-382-9661

Truk\Drivr EBERTO
LOCATION 1000 TREATMENT PLANT RD
PO # FL-25-16
MANIFEST# 0017

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

**ATTACHMENT E – CHANGE ORDER NO. THREE (3)
City of Manitou Springs WTP Improvements – 2024
Replace Valves at Flow Control Vault at 2.0 MG Water Tank**

February 9, 2026

Thomas McClernan
Project Engineer
GMS, INC. Consulting Engineers
611 North Weber, Suite 300
Colorado Springs, Colorado 80903

RE: City of Manitou Springs Water Treatment Improvements

Subject: Engineer's Supplemental Instructions No. 005

I have attached ESI No. 005 for your review.

Submitted By:

Dennis Van Auken

Dennis Van Auken
Sr. Project Manager
Filanc Rocky Mountain

Cc: Eric Klopfenstein - Filanc Construction
Roger Sams - GMS Consulting Engineers

GMS, INC.
CONSULTING ENGINEERS
611 NORTH WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903-1074

TELEPHONE (719) 475-2935
TELEFAX (719) 475-2938

EDWARD D. MEYER, P.E.
ROGER J. SAMS, P.E.
JASON D. MEYER, P.E.
DAVID R. FRISCH, P.L.S.

THOMAS A. McCLERNAN, P.E.
MARK A. MORTON, P.E.
KEN L. WHITE, P.L.S.

ENGINEER'S SUPPLEMENTAL INSTRUCTIONS NO. EIGHT (8)
(Via Procore Filanc 5047 – Manitou Springs WTP Documents; Public Documents; ESI)

TO: Mr. Dennis Van Auken, Project Manager
Filanc Construction

DATE: December 17, 2025
revised January 27, 2026

FROM: Mr. Thomas McClerman, P.E.
GMS, Inc., Consulting Engineers

PROJECT: Water Treatment Plant (WTP) Improvements - 2024

OWNER: City of Manitou Springs

A. ESI General Scope Description:

Replace existing valves in Mesa Water Storage Tank valve vault.

This ESI has been revised due to the availability of AIS compliant valves and fitment.

B. ESI For Contractor's Action:

The existing valves in the Mesa Water Storage Tank are in need of replacement. Due to the age and inactivity of these valves, they have become inoperable or unable to actuate fully.

The scope includes the following:

1. Removal and replacement of the following valves and manual geared actuators as shown on the attached Drawing ESI-006 Tank Vault Modifications, as revised:
 - a. MV-6, 12-inch wafer style butterfly valve
 - b. MV-7, 16-inch wafer style butterfly valve
 - c. MV-9, 16-inch wafer style butterfly valve
 - d. Provide all necessary accessories including flange coupling adaptors, flange restraint plates, all thread rod, chemical anchors, nuts, bolts and gaskets
 - e. Design Basis:
 - i. Valves: Bray Series 31, manual geared actuator, ductile iron body, aluminum bronze disc, EDPM or BUNA-N seat, stainless steel shaft and taper pins, ASME B16.1 Class 125 drilling, and geared actuator for differential pressure of 150 psi.
 - ii. Flange Coupling Adaptor: Romac FC400 or equivalent
 - iii. Flange Restraint Plate: Smith Blair 907 or equivalent
 - iv. Threaded Rod: 304 stainless steel
 - v. Chemical Anchor: Sikadur AnchorFix 3001 or equivalent
 - f. Valves based on a December 21, 2025 quotation from Core & Main.
2. Removal and replacement of the bypass valve and manual geared actuator as shown on the attached Drawing ESI-006 Tank Vault Modifications:

- a. MV-8, 8-inch wafer style butterfly valve
 - i. This valve has been purchased by the City and was delivered to the WTP site in April 2025. The valve is an 8-inch Bray Series 30 with a geared actuator, bolts, nuts and washers. It is unclear if gaskets were provided with this order.
- 3. Removal of 12-inch tank overflow pipe inside the vault and installation of 12-inch blind flange. ASME B16.1 drilling patten
- 4. Surface preparation and coating of existing and new pipe and fittings inside the vault.
 - a. Surface preparation SSPC-SP3 Power Tool Cleaning
 - b. Coatings per Specification Section 09900-2.3.A
- 5. Installation of engraved phenolic valve nameplates as indicated on the attached drawing.
- 6. Submittals for all new materials and equipment shall be made to the Engineer.
- 7. Additional information:
 - a. The deck lid of the existing vault appears to be removable.
 - b. Tank isolation and draining will be conducted by others.

C. ESI Projected Impact on Project Cost:

Please provide a cost proposal for the additional work. Additional costs for this work will be included in a Change Order.

D. ESI Projected Impact on Project Time of Completion:

Work shall be conducted when the Mesa Water Storage Tank is drained for recoating; estimated to be between March 1, 2026 and May 31, 2026.

Please provide an estimated time extension to your contract needed to conduct the additional work. Additional time for this work will be included in a Change Order.

E. ESI Responsibilities for Follow-up:

Filanc Construction is requested to provide a Change Order request with scope of work description and monetary impact no later than February 10, 2026.

GMS, Inc. and City of Manitou Springs will review with the project team and reach consensus as to final scope of work.

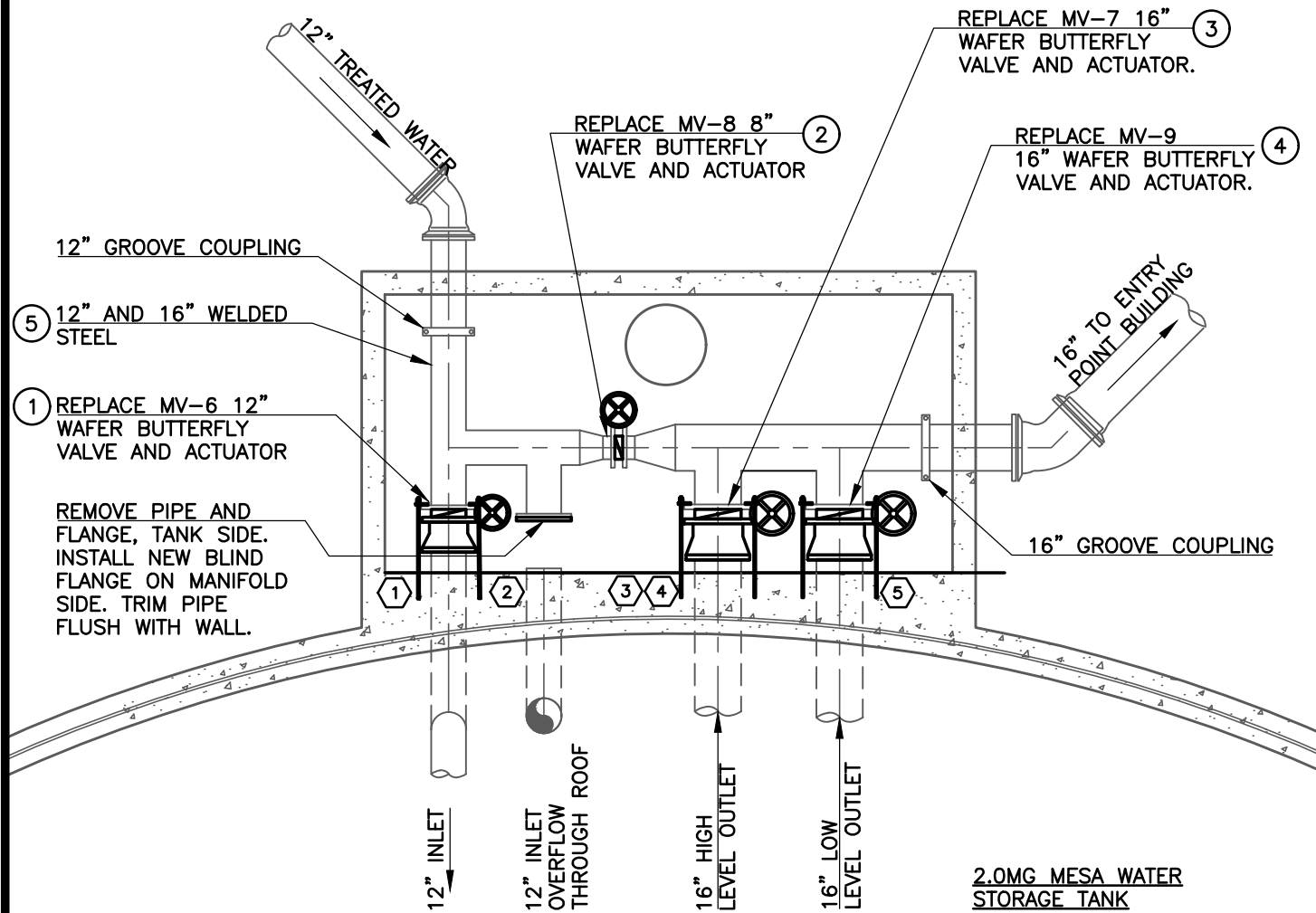
GMS, Inc. and City of Manitou Springs will review monetary impact proposed by Filanc Construction and prepare final Change Order documents in agreement with monetary and time extension proposal.

F. ESI Supporting Attachments:

Location and additional details shown on Construction Drawing C-4, (Labeled as Not In Contract)

Drawing: ESI-008 WTP Clearwell Overflow Relocation, revied January 2026

ec: Mr. John Elwell, Project Manager and ORC



2.0MG MESA WATER STORAGE TANK

NOTES:

1. EXISTING WAFER BUTTERFLY VALVES, CRANE 22145B, INSTALLED 1964.

EXISTING FL-FL MEASUREMENTS 4/11/2025:

- MV-6 3.228"
- MV-8 2.528"
- MV-9 3.315"
- MV-7 NOT MEASURED

2. INSTALL VALVE NAMEPLATES ON THE WALL. MINIMUM 1" LETTERING.

- ① TANK INLET - 20' ABOVE FLOOR
- ② NAMEPLATE NOT REQUIRED
- ③ TANK BYPASS
- ④ TANK OUTLET - FLOOR LEVEL
- ⑤ TANK OUTLET - FLOOR LEVEL

KEYED NOTES:

- ① 12" BRAY SERIES 31 VALVE. ROMAC FC400 FCA. (3) SMITH BLAIR 907 RESTRAINT PLATES. (3) 5/8" 304 S.S. ALL THREAD RODS W/ CHEMICAL CONCRETE ANCHORS, 9" EMBEDMENT. PROVIDE NUTS, BOLTS, AND GASKETS.
- ② 8" BRAY SERIES 30 VALVE OWNER PROVIDED. PROVIDE NUTS, BOLTS AND GASKETS.
- ③ ④ 16" BRAY SERIES 31 VALVE, ROMAC FC400 FCA. (2) SMITH BLAIR 907 RESTRAINT PLATES. (3) 1" 304 S.S. ALL THREAD RODS W/CHEMICAL CONCRETE ANCHORS, 9" EMBEDMENT. PROVIDE NUTS, BOLTS, AND GASKETS.
- ⑤ ALL EXISTING PIPING SHALL BE SURFACE PREPARED PER SSPC-SP3 AND COATED PER SPECIFICATION SECTION 09900

ESI-5.DWG



**ESI-005
MESA TANK VAULT MODIFICATIONS
WTP IMPROVEMENTS
CITY OF MANITOU SPRINGS**

GMS, INC.

CONSULTING ENGINEERS
611 N. WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903
REVISED JANUARY 2026



FILANC CONSTRUCTION

**City of Manitou Springs
Water Treatment Plant Improvements**

ESI NO. 005 MESA TANK VAULT

Line No.	Direct Costs	
1	Labor Total	\$9,608.72
2	Material Total	\$27,750.00
3	Equipment Total	\$6,170.00
4	Subcontracts Total	\$3,200.00
5	Other Total	\$950.00
6	Subtotal Direct Costs	\$47,678.72
INDIRECT COSTS		
7	Liability Insurance (6.75% of Line 1)	\$648.59
8	Builders Risk (.1%)	\$48.33
9	Bond (1.213%)	\$586.796
10	Contractors Fee (10%)	\$4,896.24
	Total Price	\$53,858.68
	Round	\$53,859.00

City of Manitou Springs Water Treatment Plant Improvements

ESI 05 MESA TANK VAULT

Estimate DVA

Description	QTY	UM	MH Unit	TOTAL MH	\$/HR	LABOR TOTAL	MATL UNIT	MATL TOTAL	EQUIP UNIT	EQUIP TOTAL	SUB UNIT	SUB TOTAL	OTHER UNIT	OTHER TOTAL	Grand Total
PROJECT MANAGER	8	HR	1	8.00	\$139.12	\$1,112.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,112.96
GENERAL SUPERINTENDENT	24	HR	1	24.00	\$125.50	\$3,012.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,012.00
GENERAL FOREMAN	24	HR	1	24.00	\$92.43	\$2,218.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,218.32
PIPEFITTER	24	HR	1	24.00	\$85.50	\$2,052.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,052.00
LABORER	24	HR	1	24.00	\$50.56	\$1,213.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,213.44
FUEL	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$350.00
TRUCKS	6	Day	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$145.00	\$870.00	\$0.00	\$0.00	\$0.00	\$0.00	\$870.00
CONFINED SPACE EQUIPMENT	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
CONCRETE LID RAMNECK	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00
SMALL TOOLS-EPOXY	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00
CORE&MAIN-VALVES-PIPE-FITTINGS	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$27,350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,350.00
GROOVE COUPLINGS ??	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
EQUIPMENT SHARE	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,800.00
COATINGS	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.00	\$0.00	\$0.00	\$3,200.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1	LS	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals				104.00		\$9,608.72		\$27,750.00		\$6,170.00		\$3,200.00		\$950.00	\$47,678.72



Bid Proposal for Manitou Springs-Mesa Tank Mods.

CUSTOMER	<p>JR FILANC CONSTRUCTION 2727 W. 92ND AVE SUITE 10 FEDERAL HEIGHTS, CO 80260</p>	<p>Job Manitou Springs-Mesa Tank Mods. Manitou Springs, CO Bid Date: 12/22/2025 Bid #: 4639115</p>
	<p>Sales Representative John Anderson (M) 303-392-8467 (T) 303-394-0004 John.Anderson@coreandmain.com</p>	<p>Core & Main 2050 Reliable Circle Colorado Springs, CO 80906 (T) 7195768588</p>
CONTACT		
NOTES		



Bid Proposal for Manitou Springs-Mesa Tank Mods.

JR FILANC CONSTRUCTION
Job Location: Manitou Springs, CO
Bid Date: 12/22/2025
Core & Main Bid #: 4639115

Core & Main
 2050 Reliable Circle
 Colorado Springs, CO 80906
Phone: 7195768588
Fax: 7195768732

Seq#	Qty	Description	Units	Price	Ext Price
10		ATTN DENNIS			
20		FROM JOHN			
30		BID NUMBER 4639115			
40		FREIGHT TBD			
70		BRAY SERIES 31-LUGGED ALUMINUM			
80		BRONZE- NO WAFER BFV			
100		VALVES 4-6 WEEKS TO SHIP			
110		FCA#913 30 WORKING DAY TO SHIP			
130	1	12"BRAY #31 AIS BFV W/ACTUATOR LAY LENGTH 3"	EA	2,371.80	2,371.80
150	2	SB FCA #913 12.75 304SS AIS EPOXY COAT 91312751200031B	EA	1,442.86	2,885.72
170	2	12"LUG KIT AIS ZINC W/RR GASKE	EA	106.99	213.98
200	2	16"BRAY #31 AIS BFV W/ACTUATOR LAY LENGTH 4"	EA	4,562.50	9,125.00
220	4	SB FCA #913 16 304SS AIS EPOXY COAT 91316001600031B	EA	2,021.43	8,085.72
240	4	16"LUG KIT AIS ZINC W/RR GASKE	EA	237.72	950.88
260		ADDITIONAL ITEMS			
270	1	4 BLIND FLG DI PR USA	EA	152.77	152.77
280	1	12 BLIND FLG DI PR USA	EA	644.77	644.77
290	1	4 FLG BNG KIT ZINC AIS	EA	22.32	22.32
300	2	8 FLG BNG KIT ZINC AIS	EA	40.36	80.72
310	1	12 FLG BNG KIT ZINC AIS	EA	83.00	83.00
330		ALL THREAD ITEMS			
340		STOCK IN DENVER			
360		SMITH BLAIR REST.PLATES			
370		25-30 DAY LEAD TIME			
380		QUANTITY AS NEEDED			
390	2	SB 907 12" REST.PLATE EPOXY	EA	76.00	152.00
400	4	SB 907 16"REST.PLATE EPOXY	EA	92.02	368.08
420	24	1X12' AIS 316SS ALL THREAD	FT	39.42	946.08
430	24	5/8X12' AIS 304SS ALL THREAD	FT	11.42	274.08
440	4	1 AIS SS ALL THREAD NUT	EA	25.93	103.72
450	4	1 AIS SS WASHER	EA	3.08	12.32



Bid Proposal for Manitou Springs-Mesa Tank Mods.

Bid #: 4639115

Seq#	Qty	Description	Units	Price	Ext Price
460	2	5/8 AIS SS ALL THREAD NUT	EA	4.67	9.34
470	2	5/8 AIS SS WASHER	EA	1.34	2.68
510	1	FREIGHT	EA	150.00	150.00
530		VICTAULIC PARTS			
540	1	12 VIC #77 EPDM GASKET	EA	172.29	172.29
550	1	16 VIC #77 EPDM GASKET	EA	358.00	358.00
560	1	AIS B&N'S 12"#77VIC HARDWAR	EA	96.27	96.27
570	1	AIS B&N'S 16"#77VIC HARDWAR	EA	86.07	86.07
				Sub Total	27,347.61
				Tax	0.00
				Total	27,347.61

27,350.00

Branch Terms:

CORE & MAIN WATERWORKS IS NOT LIABLE FOR DELIVERY DELAYS, CANCELLATIONS OR PRICE INCREASES RESULTING FROM ANY CAUSE BEYOND OUR CONTROL. THESE INCLUDE BUT ARE NOT LIMITED TO: MANUFACTURERS SHORTAGES, AVAILABILITY OR TIMELINESS OF TRANSPORTATION, MATERIALS, FUELS, OR SUPPLIES. THIS QUOTE IS NOT A CONTRACT TO SUPPLY MATERIAL OR GUARANTEE OF PRODUCT AVAILABILITY.

SALES TAXES NOT INCLUDED

ITEMS PICKED UP AT OUR FACILITY MAY BE SUBJECT TO CITY TAXES

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.



January 29 2026 00:33 AM

EquipmentShare

Colorado Springs, CO - Core Solutions
8026 Iron Tower Ct

Rep: Caleb Upchurch
caleb.upchurch@equipmentshare.com
720-538-6283

Quote Details
Quote # 1081546 Purchase Order: None Customer Account: 52444 Quote Expires March 13 2026 08:00 AM

Customer Information

J.R. FILANC CONSTRUCTION COMPANY, INC.
Ordered By: Eric Klopfenstein
EKlopfenstein@Filanc.com

303-376-6337

Delivery Type & Location

ES Delivery

Delivery Location:
**Manitou Springs Water Treatment Plant / 1000
Water Treatment Plant Rd Manitou Springs CO
80829**

Site Contact Information

Site Contact: Eric Klopfenstein
Site Contact Phone: 303-376-6337

Order Note

Delivery to normal drop off point using dovetail trailer.

Rental Summary

Start Date: February 11 2026 08:00 AM

End Date: February 25 2026 08:00 AM

Total Rental Days 14

RPP (not required): \$ 0.00

Equipment Type	Quantity	Day Rate	Week Rate	4-Week Rate	Shift	Subtotal
3368 - Track Excavator 25,000 - 35,000 lbs, Reduced Tailswing ¹ Note: Linkbelt 145 w/ 36" tooth bucket, dozer blade, and rubber tracks.	1	\$725.00	\$1,975.00	\$4,955.00	Single	\$3,950.00

Total Rental Items

TWO WEEKS @ \$3,950.00

Misc. Charges Summary

Misc. Charges	Subtotal
2% Colorado Special Mobile Machinery	\$79.00
1.9% Environment Fee	\$75.05

Total Misc. Charges

\$154.05

*Fees are equipment model dependent and will be finalized when invoiced.

Rental Subtotal	\$3,950.00
Misc. Charges Subtotal	\$154.05
Delivery Fee	\$160.00
Pickup Fee	\$160.00
Sales Tax	\$363.46
Total with COI	\$4,787.51

4800.00

Equipment Notes

1. Linkbelt 145 w/ 36" tooth bucket, dozer blade, and rubber tracks.

Shifts

Rates are equipment dependent, and may fluctuate based on utilization. All rates will be finalized when invoiced.

Single shift = up to 8 hours; rates multiplied by 1

Double shift = 8 - 16 hours; rates multiplied by 1.5

Triple shift = 16 - 24 hours; rates multiplied by 2

Terms & Conditions

By signing I acknowledge and accept this quote and I understand that these rates are subject to change after the listed expiration date above.

Customer Signature

ADDITIONAL WORK AUTHORIZATION



NAME: Filanc		PHONE: 760-466-0461	DATE: 2/5/2026
STREET: 455 W. 115 th Ave, Suite 3		JOB NAME: Manitou WTP	JOB NUMBER: 8300
CITY: Northglenn	STATE: CO	STREET: 1000 Water Treatment Plant Road	
EXISTING CONTRACT NO.	DATE OF EXISTING CONTRACT:	CITY: Manitou Springs	STATE: CO

You are hereby authorized to perform the following specifically described additional work:

All labor, material, equipment, certification, and supervision required to complete additional work listed below;
Paint additional piping at Mesa Tank Valve Replacement

ADDITIONAL CHARGE FOR ABOVE WORK IS: **\$3,200.00**

Payment will be made as follows: Per Contract

Above additional work to be performed under same conditions as specified in original contract unless otherwise stipulated.

Date: _____ Authorizing Signature: _____
Owner/Client/General Contractor

We hereby agree to furnish labor and materials - complete in accordance with the above specifications at above stated price.

Authorized Signature:  Date: 1/20/2025
Alyeska Painting, Inc

THIS IS CHANGE ORDER NO. _____

NOTE: This Revision becomes part of, and in conformance with, the existing contract.



Memorandum

Title: Proclamation No. 0226, Recognizing March as Women's History Month

From: Mayor Johnson and Mayor Pro Tem Chandler

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

March 17, 2026

Purpose:

For City Council to proclaim March as Women's History Month in the City of Manitou Springs.

Background:

Women's History Month is recognized nationally each March to honor the contributions, achievements, and leadership of women throughout history and in contemporary society. The observance provides an opportunity to reflect on the role women have played in shaping communities, advancing civic life, and contributing to social, cultural, and economic progress.

Women of diverse backgrounds, cultures, and experiences have made lasting impacts locally, statewide, and nationally, often while overcoming significant barriers. Recognizing Women's History Month aligns with the City's values of inclusion, equity, and respect, and serves as a meaningful way to acknowledge those contributions while encouraging continued progress.

Fiscal Impact:

None.

Workload Impact:

Minimal.

Recommended Action:

Read Proclamation No. 0226, recognizing March as Women's History Month and proclaim it so.



City of Manitou Springs
Proclamation No. 0226

Proclamation

Women's History Month March 2026

WHEREAS, Women's History Month was first recognized in 1987 by Congress and enacted by President Ronald Reagan; and

WHEREAS, women of diverse backgrounds, cultures, and experiences have contributed to every aspect of society – including government, education, business, science, the arts, public service, and community leadership, often overcoming barriers and inequities to do so; and

WHEREAS, women have been instrumental in advancing democratic values, expanding civil rights, strengthening families and communities, and improving the quality of life for future generations; and

WHEREAS, Women's History Month provides an opportunity to reflect on the achievements of women past and present, to recognize their lasting impact, and to inspire continued progress toward equity and opportunity for all; and

WHEREAS, many local women have contributed greatly to the success of Manitou Springs and we wish to recognize a few of these visionary leaders who are great examples of kindness, leadership, resilience, and courage:

Mabel Willie, the first female Mayor of Manitou Springs, elected in 1952

Fannie Mae Duncan, a pioneering Black entrepreneur and activist known for opening the integrated Cotton Club in Colorado Springs and the Iron Springs Chateau,

Dr. Harriet Leonard, recognized as Manitou's first woman physician, specializing in electrotherapy and mineral baths

WHEREAS, the City of Manitou Springs values the contributions of women in our community – employees, elected officials, volunteers, educators, caregivers, entrepreneurs, and advocates – whose dedication and service help make our city stronger, more inclusive, and more resilient; and

WHEREAS, while women have worked tirelessly to win the right to vote, and eliminate the barriers to education, financial independence, and bodily autonomy, while increasing representation in elected office, workspaces, and sports, these rights are being eroded or eliminated around the globe. Women's history month celebrates the ongoing fight for true equality and autonomy for all women and girls.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Manitou Springs hereby proclaim March 2026 as Women’s History Month in Manitou Springs and encourage all residents to observe this month by celebrating the achievements of women, learning about their contributions, and recognizing their ongoing role in shaping our community and our shared future.

Adopted this 17th day of March 2026 in the City of Manitou Springs, El Paso County, Colorado.

Mayor Natalie Johnson

Attest: City Clerk, Elena Krebs



Memorandum

Title: First Quarter 2026 Visit Manitou Springs Update
From: Jenna Wells, Visit Manitou Springs Executive Director
To: Mayor and City Council
CC: City Administrator Denise Howell
Allocated Time: 30 Minutes

March 17, 2026

Purpose:

To provide City Council with an overview of Visit Manitou Springs' marketing efforts and accomplishments during the first quarter of 2026.

Background:

Visit Manitou Springs continues to focus on increasing visibility for the community and its Chamber members by promoting the unique experiences available exclusively in Manitou Springs. Marketing efforts emphasize expanding content quality, improving digital engagement, and increasing conversion and click-through rates across multiple platforms. The first quarter of 2026 included a combination of strategic planning, campaign execution, and technology upgrades to support these goals.

Quarter 1 Highlights

During the first quarter of 2026, Visit Manitou Springs completed or advanced several key initiatives:

- A contract was secured with RagTag to develop a new content library. A shooting schedule will be finalized by the end of March, with content production expected to begin mid to late April.
- Paid print advertising for the year has been secured with Colorado Relocation Guide, Texas Monthly, Broadmoor Magazine, and Colorado Fun & Explore Pikes Peak, with final materials scheduled for delivery by the end of Q1 or early Q2.
- Digital advertising efforts showed strong performance. January campaigns through VIVA Digital achieved a 3.8% click-through rate, resulting in 1,956 active website users. February campaigns recorded a 1.8% click-through rate, generating 758 active users. March advertising is currently live and focused on promoting lodging in Manitou Springs, with a 99% video completion rate across Q1 campaigns.
- Google Ads management was transitioned in-house, allowing for updated imagery and refreshed information to be showcased more effectively.
- Discussions are underway with Colorado Springs Airport and Lamar Billboards to



- explore additional Digital Out-of-Home (DOOH) advertising opportunities.
- Website enhancements are ongoing, including improvements to SEO/SAIO and the development of advertising opportunities for Chamber members. Integration of these features is expected to begin in Q2 and continue through Q4.
 - Tourism Economics website integration for geolocation tracking of website visitors has been implemented and is now live.
 - Marketing meeting participation has increased, allowing for improved transparency and engagement with members.
 - Visitor guides were completed and delivered to distribution locations prior to the end of Q1. Planning for the 2027 Visitor Guide is anticipated to begin in early Q3.
 - Additional initiatives include completion of bid map work by the end of Q1 or early Q2, launching the Coffin Ract T-Shirt Design Contest with an accompanying press release, and creation of a 5x7 in-house business card featuring a tractable QR code linking to the online Visitor Guide.

Next Steps

Visit Manitou Springs will continue to evaluate and refine marketing strategies, including exploring alternative digital advertising options such as social media advertising, website banner placements on travel and booking sites, and newsletter advertising. These efforts are intended to further increase engagement, improve conversion rates, and ensure marketing resources are being used effectively to support local businesses and experiences.

Fiscal Impact:

N/A

Workload Impact:

N/A

Recommended Action:

There is no formal action to be taken.



ADA Site & Restroom Accessibility Assessment Report

Manitou Springs Visitor Center 354 Manitou Ave, Manitou Springs, CO 80829

Prepared By: Jeff Fryer, Senior Web & ADA Coordinator

City of Manitou Springs

Assessment Type: ADA Title II – Existing Facility Program Access Review

Original Walkthrough Date: December 11, 2025

Status Update: February 2026 — Restroom Corrections Completed (Fully Compliant)

1. Purpose

This report documents a comprehensive ADA accessibility assessment of the Manitou Springs Visitor Center, a City-owned public-facing facility. The review evaluated exterior routes, parking, entrances, interior circulation, and public restroom accessibility in accordance with the 2010 ADA Standards for Accessible Design and U.S. Department of Justice Title II program access requirements.

In addition to identifying readily achievable corrections, the assessment documented conditions constrained by existing site geometry that require consideration under ADA Title II program access rather than immediate structural modification. A supplemental restroom-focused assessment was also performed, and as of February 2026, **all restroom accessibility issues identified during the December 2025 walkthrough have been fully corrected.**

This report is intended for internal planning, prioritization, and compliance documentation. It is not a design specification or enforcement determination.

2. Scope of Review

Exterior and Interior Facility

- Accessible route from parking to entrance
- Exterior entrance conditions
- Parking configuration and striping
- Door hardware and opening forces
- Interior circulation pathways

Restroom Accessibility

- Signage
 - Door hardware
 - Door threshold
 - Toilet and grab bars
 - Lavatory and sink clearances
 - Accessories and controls (mirror, soap dispenser, coat hook, trash receptacle)
 - Overall restroom operability and maneuverability
-

3. Methodology

The assessment was performed on-site using a tape measure, digital level, and laser distance meter. Measurements were taken at key locations including walking surfaces, slopes, hardware heights, fixture heights, and clearances. Visual inspection was conducted for hardware operability, layout constraints, protruding objects, and circulation space. Photographs and short reference videos were collected for internal use.

The review was performed in alignment with:

- 2010 ADA Standards for Accessible Design
- DOJ ADA Title II Program Access requirements
- Industry best practices for existing-facility assessments

No destructive testing or survey-grade verification was performed.

4. Detailed Findings and Assessments

4.1 Exterior Accessible Route

Findings

- Clear width between handrails exceeds 32 inches.
- Cross slope measures under 2%.

- Running slope measurements recorded approximately 12.4%, 7.3%, and 5.4% in paver sections.
- A vertical surface gap greater than ½ inch observed at a paver-to-asphalt transition.

Assessment

Width and cross slope meet ADA requirements, but portions of the running slope **exceed the maximum allowable 5% for an accessible route**. The vertical gap presents a potential mobility and trip hazard.

Category

- *Readily Achievable Fix*: Surface gap
 - *Program Access Consideration*: Route slope
-

4.2 Parking Accessibility

Findings

- An accessible parking space is provided and marked.
- Measured combined width of the space and adjacent aisle is approximately 141 inches.
- Current ADA requirement is a minimum of 156 inches combined width.

Assessment

Due to site constraints and existing layout, this condition should be evaluated under ADA Title II program access rather than immediate reconfiguration.

Category

- *Program Access Consideration*
-

4.3 Entrance & Door Hardware

Findings

- Clear opening width exceeds 32 inches.
- Door hardware height is compliant.
- Handle requires twisting/grasping.

- Door is lightweight and manually operable.

Assessment

Lever-style hardware is required for operability without tight grasping, pinching, or twisting.

Category

- *Readily Achievable Fix*
-

4.4 Restroom Accessibility Findings

4.4.1 Restroom Signage

- Existing signage mounted at approximately 80 inches with **no tactile sign at the latch side.**
- ADA requires tactile signage with raised characters and Braille mounted **48–60 inches AFF** at the **latch side.**

4.4.2 Door Hardware

- Height compliant, but operation requires twisting/grasping.
- Lever-style hardware required for ADA operability.

4.4.3 Threshold

- Threshold measured approximately $\frac{3}{4}$ **inch**, exceeding allowable height unless properly beveled.

4.4.4 Toilet & Grab Bars

- Toilet seat height compliant.
- Side grab bar installed; **rear grab bar missing** at the time of assessment.
- Flush control operable and compliant.

4.4.5 Lavatory & Sink Area

- Toe clearance insufficient; plumbing intrusion limits usable space.
- Mirror bottom edge measured approximately **48 inches AFF**, exceeding ADA's 40-inch maximum.
- Soap provided via manual pump bottle, which is non-compliant.

4.4.6 Accessories & Controls

- Trash receptacle obstructed required clear floor space.
 - Coat hook mounted approximately **64 inches AFF** (max allowable is 48 inches).
 - Lighting operability compliant.
-

5. Readily Achievable Corrections

Completed in 2026 (Restroom)

- Installed tactile ADA-compliant restroom signage.
- Replaced door hardware with lever handle.
- Installed beveled, compliant threshold.
- Installed required rear grab bar.
- Restored proper toe and knee clearance at lavatory.
- Lowered mirror to compliant height.
- Installed ADA-compliant soap dispenser.
- Relocated trash receptacle outside required clearance.
- Lowered coat hook to 48 inches AFF.

General Facility Corrections

- Repair vertical surface gap on exterior route.
 - Replace entrance hardware with lever-style operation (if not already updated).
-

6. Program Access Considerations

Items requiring evaluation under Title II program access due to structural or site constraints:

- Exterior running slopes exceeding allowable 5%.
- Accessible parking space width below current ADA dimensional standards.

These issues should be addressed during future capital improvements or site redesign planning.

7. Conclusion

The Manitou Springs Visitor Center provides meaningful access to public services. The December 2025 walkthrough identified several minor, hardware-based or low-cost issues, most of which were within the scope of readily achievable corrections.

As of February 2026, **all restroom-related issues have been fully corrected**, and no restroom accessibility barriers remain.

Remaining non-compliant elements, including exterior running slopes and parking configuration, are tied to existing site geometry and are therefore appropriate for evaluation under ADA Title II program access rather than immediate reconstruction.



Visit Manitou Springs

PRESENTATION BY:

JENNA WELLS, EXEC DIRECTOR

2025 Datafy Spending Report



Report Filters

Advanced Spending

Dates: 1/1/25 - 12/31/25

Dates: 1/1/24 - 12/31/24

In-State

Out-of-State

Distance: 50 mi - 3255 mi

Locations: 80829 Included

Categories: 12 Included

Advanced Spending 1/1/24 - 12/31/24

AVG. SPEND PER TRIP

\$88.30

▼ -3.4% vs Compare Dates

AVG. TRANSACTIONS PER TRIP

1.93 transactions

▲ +0.1 vs Compare Dates

TOTAL SPEND

\$19,056,010

\$14,291,774 - \$23,820,246

▼ -4.8% vs Compare Dates

In/Out of State Spending

What is the spending split for in-state vs out-of-state?

Advanced Spending



In State 19.74%
Out-of-State 80.26%

Local vs Visitor Spending

What is my local vs visitor spending split?

Advanced Spending



Local 32.05%
Visitor 67.95%

Locals: 0 - 50 Miles | Visitors: 50 - 3255 Miles
Min distance filter is not applied to this chart.

2025 Datafy Spending Report



Filters: YoY Comparison

Advanced Spending

Dates: 1/1/24 - 12/31/25

Dates: 1/1/24 - 12/31/24

In-State Out-of-State

Distance: 50 mi - 3255 mi

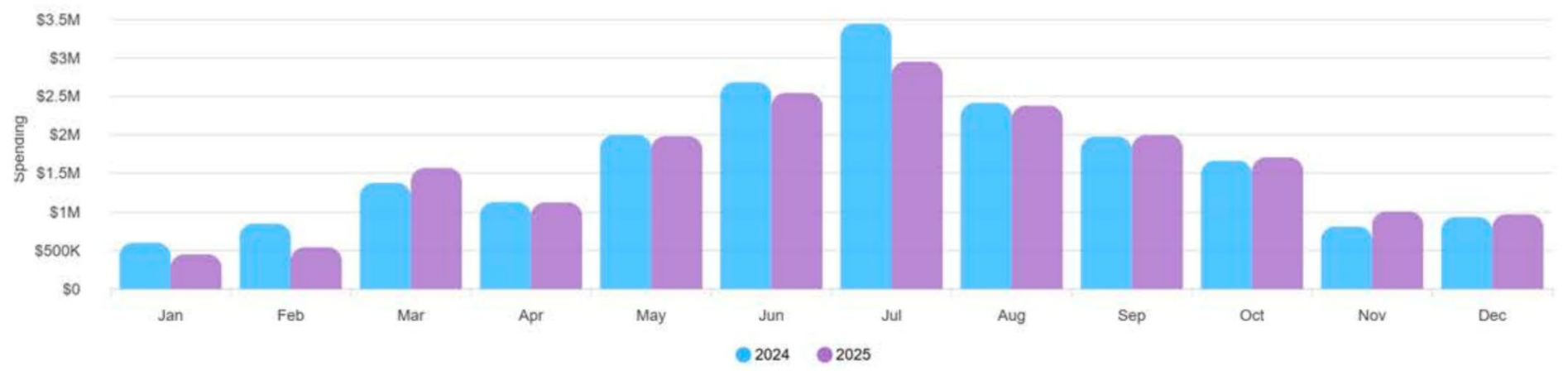
Locations: 80829 Included

Categories: 12 Included

Spending by Month

How much are visitors spending in my destination over time?

Advanced Spending YoY Comparison



2025 Datafy Spending Report



Report Filters

- 📄 Advanced Spending
- Dates: 1/1/25 - 12/31/25
- 🔄 Dates: 1/1/24 - 12/31/24
- In-State Out-of-State
- Distance: 50 mi - 3255 mi
- Locations: 80829 Included
- Categories: 12 Included

Market Spending

Which markets are my spending visitors from?

- 📄 Advanced Spending 🔄 1/1/24 - 12/31/24

DMA	Share of Spend %	Change in Share vs Compare Dates
Denver	19.29%	+ 0.2
Dallas-Ft. Worth	4.78%	- 0.7
Kansas City	3.35%	+ 0.3
Wichita-Hutchinson	3.23%	- 0.2
Chicago	2.84%	+ 0.2
Oklahoma City	2.84%	+ 0.8
Houston	2.76%	- 0.7
Minneapolis-St. Paul	2.03%	+ 0.3
Tulsa	1.90%	+ 0.2

Category Spending

Which categories are visitors spending on in my destination?

- 📄 Advanced Spending 🔄 1/1/24 - 12/31/24

Category	Share of Spend %	Change in Share vs Compare Dates
Dining and Nightlife	22.60%	- 0.2
Leisure, Recreation & Events	21.72%	+ 0.6
Specialty Retail	16.88%	- 0.1
Accommodations	14.21%	- 3.0
Transportation	9.26%	+ 1.2
Clothing and Access	7.17%	+ 0.5
Service Stations	3.96%	+ 0.8
Fast Food Restaurant	2.66%	+ 0.4
Personal Care and Services	1.41%	- 0.0

2025 Datafy Spending Report



Report Filters

Advanced Spending

Dates: 1/1/25 - 12/31/25

Dates: 1/1/24 - 12/31/24

In-State Out-of-State

Distance: 50 mi - 3255 mi

Locations: 80829 Included

Categories: 12 Included

DMA Spending

Which markets are spending in my destination?

Advanced Spending

DMA	Share of Spend %	Avg. Spend
Denver	19.29%	\$76.87
Dallas-Ft. Worth	4.78%	\$96.58
Kansas City	3.35%	\$89.08
Wichita-Hutchinson Plus	3.23%	\$110.57
Chicago	2.84%	\$93.01
Oklahoma City	2.84%	\$116.82
Houston	2.76%	\$83.81
Minneapolis-St. Paul	2.03%	\$97.04
New York	1.38%	\$68.51
Los Angeles	1.34%	\$63.92

DMA Spending - Accommodations

Which markets are spending on Accommodations in my destination?

Advanced Spending

DMA	Share of Spend %	Avg. Spend
Denver	19.55%	\$284.86
Minneapolis-St. Paul	4.98%	\$1,243.90
Wichita-Hutchinson Plus	3.83%	\$368.42
Dallas-Ft. Worth	3.26%	\$346.45
Houston	3.02%	\$284.90
Albuquerque-Santa Fe	2.84%	\$245.60
Kansas City	2.77%	\$221.85
Tulsa	2.10%	\$359.82
Oklahoma City	1.87%	\$283.51
Phoenix -Prescott	1.77%	\$270.24

2025 Datafy Visitor Profile



Manitou Springs Visitor Profile

Report Filters

- Geolocation
- Dates: 1/1/25 - 12/31/25
- ↻ Dates: 1/1/24 - 12/31/24
- In-State Out-of-State
- Distance: 50 mi - 3255 mi
- Clusters: All Included
- POIs: All Included

Geolocation 1/1/24 - 12/31/24



VISITOR DAYS
1,717,593 Days
↑ 1.48% vs Compare Dates

Locals vs Visitors in Market

What is my local vs visitor origin split by days?

Geolocation



Locals	59.97%
Visitors	40.03%

Locals: 0 - 50 Miles | Visitors: 50 - 3255 Miles
Min Distance filter is not applied to this chart

2025 Datafy Visitor Profile



Top DMAs

What markets are most visitors from?

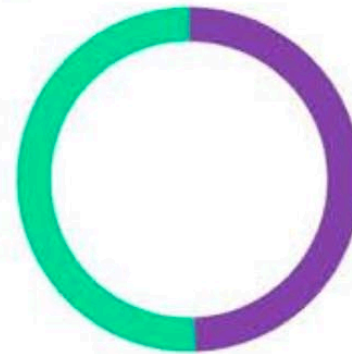
Geolocation 1/1/24 - 12/31/24

DMA	Share of Visitor Days	Total Visitor Days	% Change in Visitor Days
Denver	12.7%	226,926	↗ 1.27%
Dallas-Ft. Worth	6.4%	113,125	↗ 1.28%
Kansas City	4.3%	77,079	↗ 1.87%
Houston	3.7%	65,787	↗ 0.42%
Wichita-Hutchins	3%	54,177	↗ 0.91%
Oklahoma City	2.3%	40,834	↗ 2.76%
Chicago	2.1%	37,393	↗ 4.39%
St. Louis	2%	35,608	↗ 3.41%
San Antonio	1.9%	33,234	↗ 0.41%
Minneapolis-St. I	1.8%	32,238	↗ 1.70%

Overnight Visitation vs Day Trips

What share of my visitors stayed overnight?

Geolocation

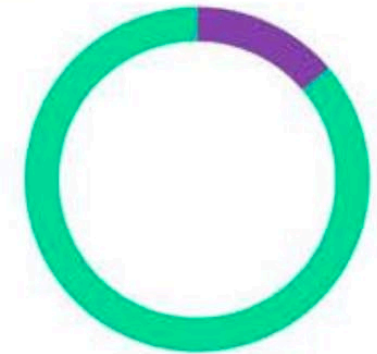


Day Trips 49.42%
Overnight Trips 50.58%

In-State vs Out-of-State Visitor Days

What is my in state vs out of state origin split?

Geolocation



In-State 13.81%
Out-of-State 86.19%

2025 Datafy Visitor Profile

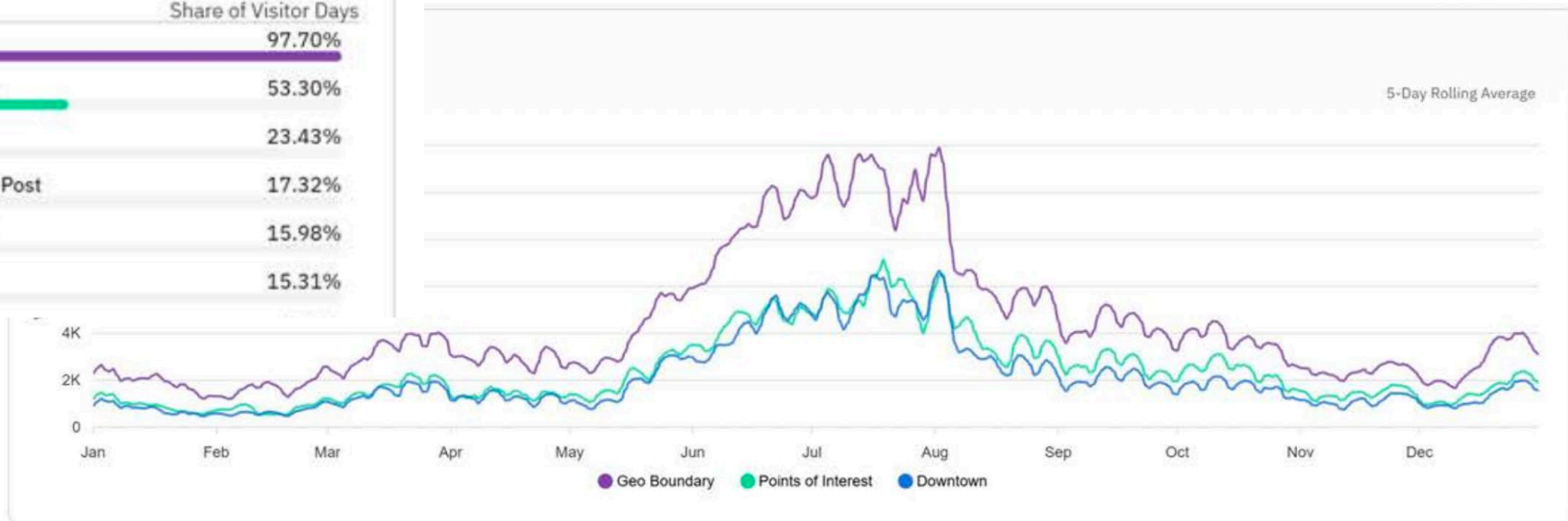


POI Visitation

Where are visitors going in my destination?

Geolocation Visual Level Filters 2

POI	Share of Visitor Days
Manitou Springs	97.70%
Manitou Springs Downtown	53.30%
Cog Railroad	23.43%
Garden of the Gods Trading Post	17.32%
Manitou Hiawatha Gardens	15.98%
Loaf N Jug	15.31%



Visitor Center ADA Restroom

ADA Site & Restroom Accessibility Assessment Report



Manitou Springs Visitor Center 354 Manitou Ave, Manitou Springs, CO 80829

Prepared By: Jeff Fryer, Senior Web & ADA Coordinator

City of Manitou Springs

Assessment Type: ADA Title II – Existing Facility Program Access Review

Original Walkthrough Date: December 11, 2025

Status Update: February 2026 — Restroom Corrections Completed (Fully Compliant)

The Manitou Springs Visitor Center provides meaningful access to public services. The December 2025 walkthrough identified several minor, hardware-based or low-cost issues, most of which were within the scope of readily achievable corrections.

As of February 2026, **all restroom-related issues have been fully corrected**, and no restroom accessibility barriers remain.

What are we up to Q1 2026?



Marketing:

- 2026 Visitor Guides IN!
- RagTag Studio
- Tourism Economics
- Digital Mktg (VIVA 99% completion)
- In-house Google/Social
- SEO/SEIO
- Events & Contest Mktg
- BID Support
- Full report in Council Packet

Business & Partnerships:

- Wayfinding signs Downtown
- Legislative Representation
- Do Manitou Springs Right
- 18 State/Region Collaborations
- ADA/Inclusive Travel
- Hwy 24 Gateway Sign Update
- New Members & Chat w/Chamber

Visitor Center Stats:

- 2024 - 15, 511 visitors
- 2025 - 17,937 visitors
- YOY 15.64% increase

5 Annual Visit Manitou Springs Events:

- 31st Fruitcake Toss - Food Pantry donations, ~300 attendees
- 32nd Gumbo Cook-Off - ~4,200 samples, ~500 attendees, 8 awards to chefs!
- 23rd Wine Fest on 6/6, local vendors, volunteers, attendees
- Ice Cream Social on 7/6 - Bake a pie!
- 32nd Coffin Races - Nationwide broadcast returns, sign up your race team today!

You're Invited!



Visit Manitou Springs
Annual Meeting

April 30, 2026
5:30 - 8 PM

Cliff House Ballroom

Any Questions?



We Thank you!



Memorandum

Title: Consider Appointing Holley Murphy to the Parks and Recreation Advisory Board as a Regular Member

From: City Clerk's Office

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 5 Minutes

March 17, 2026

Purpose:

To consider appointing applicant Holley Murphy to the Parks and Recreation Advisory Board (PARAB) as a Regular Member.

Background:

As per the City Code, 2.09.050, the City Council is responsible for appointing all members of any board or commission. Holley Murphy has submitted a membership application and resume for Council's consideration. Additionally, Chair Danu Fatt has provided a letter of endorsement supporting Holley's application.

Fiscal Impact:

None.

Workload Impact:

Minimal.

Recommended Action:

Move to appoint Holley Murphy as a Regular Member of the Parks and Recreation Advisory Board.



City of Manitou Springs

Application for Board/Commission Membership

Please complete the following to express interest in board or commission membership.

[Click here for a list of all board and commission vacancies!](#)

Which Board are you Applying For? PARAB

Membership Requested • Regular

Full Name Holley Murphy

Street Address [Redacted]

City Manitou Springs

State Colorado

Zip Code 80829

Phone [Redacted]

Email [Redacted]

Do you have any special interests? If so, please briefly provide details below: I love being outside and utilizing Manitou's beautiful parks and trails with my young children! I am also a voting right activist and a breadmaker.

Per City Charter 9.3: The Council shall not appoint to any Board or Commission any member of the immediate family of any Council Member. Immediate family shall be defined as spouse, parents, brothers, sisters, and children. (Amendment No. 8, adopted and approved January 14, 1975)

Do you have an immediate family member on City Council? No

Please attach a resume: Holley Murphy Resume .pdf

HOLLEY MURPHY

MANITOU SPRINGS, CO

EDUCATION

TEXAS STATE UNIVERSITY, SAN MARCOS, TX

Master of Arts in Sociology, August 2018

- Thesis: *Head Start and City Characteristics*. This report combined secondary data about Head Start Slots across the United States and data were analyzed using multivariate regression in SPSS.

Bachelor of Science in Applied Sociology, Minor in Spanish, Cum Laude, May 2015

PROFESSIONAL EXPERIENCE

LEAGUE OF WOMEN VOTERS OF THE UNITED STATES

FEBRUARY 2023-PRESENT

Manager of Assessment Impact

- Manages evaluations of departments, projects, and Leagues
- Manager internal and external grant reporting
- Analyzes data to assist the national office with organizational goals
- Creates and administers surveys to various stakeholder groups
- Builds relationships around data
- Keeps projects on track
- Conducts interviews and focus groups
- Uses quantitative and qualitative data to guide decision making at the Executive Team level

ECE INSIGHTS, DENVER, CO

APRIL 2022-FEBRUARY 2023

Research Associate

- Assists in evaluation planning, tracking progress on SOWs, and creates and tracks work plans for multiple projects
- Conducts outreach to external partners to seek study participants
- Administers surveys to various stakeholder groups
- Cleans, analyzes, and reports on data using SPSS
- Conducts policy scans for projects to track alignment and identify gaps in policy and practice
- Conducts interviews and focus groups
- Codes qualitative data and finds themes
- Assists in report writing using intersecting data points from various primary and secondary sources
- Uses quantitative data to create visuals for reports

CLAYTON EARLY LEARNING, DENVER, CO

SEPTEMBER 2021-MAY 2022

Policy Analyst

- Monitored implementation of SB19-063 (Child Care Reform) across Colorado
- Monitored implementation of HB21-1222 (Increasing Access to Child Care) in cities across Colorado
- Worked to ensure data from the field are brought to the discussion around HB22-1295 (Department of Early Childhood and Universal Pre-K)
- Collected and analyzed qualitative and quantitative data for all of these bills
- Reported geographic and demographic weaknesses in child care access
- Co-managed the Clayton Community Ambassadors
- Worked collaboratively on grant proposals and funding reports

CLAYTON EARLY LEARNING, DENVER, CO

JANUARY 2019-SEPTEMBER 2021

Bilingual Research and Evaluation Associate

- Planned methodology for Early Childhood data collection processes
- Conducted data analysis for Early Childhood research projects
- Managed qualitative and quantitative reports of research findings

- Project recruitment
- Performed child assessments using the PLS, PPVT, Woodcock Johnson, Woodcock Munoz, and Bracken scales
- Observed classrooms using the CLASS tool
- Utilized communication and collaboration skills across Clayton and throughout the community
- Managed on-site COVID-19 testing

TEXAS STATE UNIVERSITY, SAN MARCOS, TX

JANUARY 2017-AUGUST 2018

Graduate Assistant- Statistics, Data Analysis, Urbanization, Life Course Sociology, and Medical Sociology

- Conducted data analysis of retention and withdrawal rates of classes using SPSS and Tableau
- Produced ad-hoc reports to evaluate enrollment and attendance across many different subjects
- Graded all coursework
- Maintained quality control in classrooms of 100+ students
- Managed schedules, held office hours and study sessions, and did all other administrative tasks for multiple professors

SOUTHSIDE COMMUNITY CENTER, SAN MARCOS, TX

MAY 2017- AUGUST 2017

Data Analyst Intern

- Created an online database for Southside Community Center to manage 500+ clients
- Optimized cost-reduction mechanisms
- Learned and taught staff about the software for the community center, homeless shelter, and food bank
- Monitored clients for attrition and new additions

FIVE MONKEYS LANGUAGE SCHOOL, JACÓ, COSTA RICA

JANUARY 2016 -NOVEMBER 2016

Bilingual Educator

- Reopened a school that had been shut down for 3 months, recruited and enrolled students
- Led training programs for the teachers
- Made individual and company-focused lesson plans in English and Spanish
- Monitored students' advancement and found new ways to challenge them

VOLUNTEER WORK

Metro Caring, Denver, Colorado

August 2018- November 2019

Customer Service

- Assisting clients through Metro Caring's assistant process
- Advising consumers of nutritional benefits of fresh vegetables and fruit
- Quality control of the facility when in use

RESULTS, Remote

June 2018- January 2020

Advocate

- Researching the REACH Act
- Informing members of congress of the REACH Act
- Proposing simple measures to congress to pass the vote
- Meeting with senators and their staff to discuss the global benefits of the REACH Act

Village Main, San Marcos Texas

January 2017- August 2018

Board Member

- Planning, budgeting, and meeting in regard to the 4 million dollar Village Main Project
- Working with 4 non-profits to create one facility for them to be housed in
- Monitoring the construction progress of the project

CASA DE LOS ÁNGELES, SAN MIGUEL DE ALLENDE, MEXICO

JUNE 2015 – DECEMBER 2015

Volunteer

- Collected and analyzed data
- Produced descriptive quantitative and qualitative reports
- Worked towards more grant funding
- Worked directly with children to help them learn English
- Worked directly with mothers to teach them healthy habits for them and their children

OTHER VOLUNTEER WORK

- Operation Turkey, 2014-2018
- Study Abroad in Costa Rica, 2013
- Sociology Club Vice President, 2013-2015

ACADEMIC ACCOMPLISHMENTS:

Dean's List, AKD International Honor Society, Liberal Arts Honor Society, Geoff Woods Scholarship, TEFL Certification, CITI Certification, American Evaluation Association, Southern Sociological Society, Research Review Presentation, March 2018; 3MT Presentation, March 2018; Southern Sociological Society Presentation, April 2018.

PUBLICATIONS:

FRAWLEY, K., MURPHY, H., VANDERWIELEN, L. (2021). *DIVERSE COLORADO VOICES: COMMUNITY-BASED SOLUTIONS FOR THE PERINATAL PERIOD*. DENVER, CO.

MURPHY, H., SMITH J. S., & MANGELS, D. (2019). *DENVER PRESCHOOL PROGRAM CHILD OUTCOMES STUDY 2016-2019: PARTICIPANT RETENTION BRIEF*. DENVER, CO.

SMITH, J. S., MURPHY, H., & MANGELS, D. (2019). *DENVER PRESCHOOL PROGRAM CHILD OUTCOMES STUDY 2016-2019: ATTENDANCE AND CHILD OUTCOMES BRIEF*. DENVER, CO.

LETTER OF RECOMMENDATION

March 5, 2026

To: City Council

From: PARAB

Dear City Council,

PARAB is recommending the appointment of Holley Murphy as a regular member to our Advisory Board.

She has attended two of our meetings and will be a good fit with our goals and endeavors. Holley's enthusiasm and interest to become an active part of our Community is a positive step to the future of PARAB.

Sincerely,

Danu Fatt,

Chair PARAB



Memorandum

Title: Consideration of Resolution No. 0826, A Resolution of the City of Manitou Springs City Council Transferring Amounts from Budgeted Medical Insurance Expenditures to Budgeted Salaries to Provide a Cost of Living Increase of Two Percent to Non-Leadership Full-Time City Employees

From: Kelly Padilla, Human Resources Director

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 30 Minutes

March 17, 2026

Purpose:

Provide information relative to current market data as it relates to compensation, and present a resolution for the COLA recommendation(s). (COLA increases and other compensation adjustments are passed by resolution, not ordinance).

Background:

The City has enlisted the assistance of Bob Longmire of Public Sector Personnel Consultants (PSPC), the firm that conducted the City's comprehensive compensation study in 2022, and he will present information in the March 17, 2026, Council Meeting.

PSPC has generously provided this summary of information on a pro bono basis, recognizing the City's current budget constraints and expressing a preference that available funds be directed toward supporting staff rather than conducting a new compensation study.

The 2022 study resulted in adjustments to the City's compensation ranges beginning in 2023, which brought them in line with market standards at that time. As part of the study, PSPC recommended that the city also adjust compensation ranges annually by a minimum of 2% to 4% to help maintain competitiveness and avoid pay compression within the market and since 2022, the city, with council support, has been able to maintain alignment using standard operating procedures.

Current market indicators suggest that a COLA increase of either 2% or 3% would help the city remain competitive in recruitment and retention efforts. Recommend making COLA retroactive to the beginning of the first pay-period in January 2026.

Providing a COLA adjustment supports the City's commitment to its employees by helping maintain competitive compensation, encouraging staff retention, and offering meaningful support as employees navigate today's evolving and fluctuating economic



environment.

Fiscal Impact:

Between \$88,000.00 and \$130,000.00

Workload Impact:

24 to 48 hours

Recommended Action:

Move to adopt Resolution No. 0826, a resolution of the City of Manitou Springs City Council transferring amounts from budgeted medical insurance expenditures to budgeted salaries to provide a cost of living increase of two percent to non-leadership full-time city employees.

PUBLIC SECTOR PERSONNEL CONSULTANTS

RESULTS OF THE COLA SURVEY

MANITOU SPRINGS

MARCH 2026

The logo for Public Sector Personnel Consultants features a solid red square on the left. To its right, the words "PUBLIC SECTOR" are written in a bold, black, sans-serif font, with a thin red horizontal line underneath. Below this, the words "PERSONNEL CONSULTANTS" are written in a smaller, black, sans-serif font.

**PUBLIC
SECTOR**
PERSONNEL
CONSULTANTS

MEETING OBJECTIVES

- INTRODUCTION TO PUBLIC SECTOR PERSONNEL CONSULTANTS
- DISCUSS SALARY SCHEDULE MAINTENANCE
- REVIEW COLA SURVEY DATA
- OUTLINE OPTIONS

INTRODUCTION TO PUBLIC SECTOR PERSONNEL CONSULTANTS (PSPC)

- 1972 – ORIGINATED AS PUBLIC SECTOR GROUP OF HAY ASSOCIATES
- 1992 – WE ESTABLISHED OUR NATIONAL OFFICE IN ARIZONA
- OFFICE LOCATIONS INCLUDE LOS ANGELES, SACRAMENTO, DENVER, CHICAGO, DALLAS
- WE SPECIALIZE IN HUMAN RESOURCES FOR PUBLIC EMPLOYERS
- OVER 1,000 PUBLIC EMPLOYERS SERVED BY MEMBERS OF OUR FIRM
- OVER 400+ CITY EMPLOYERS SERVED
- RECENTLY COMPLETED STUDIES IN COLORADO: TOWN OF MOUNTAIN VILLAGE, PITKIN COUNTY, CITY OF FREDERICK, CITY OF CRIPPLE CREEK, POUUDRE RIVER LIBRARY DISTRICT, CITY OF LAMAR

SALARY SCHEDULE MAINTENANCE

- BALANCE TWO COMPETING CONSTRAINTS
 - HOW MUCH ARE WE MOVING ARE PEOPLE
 - EMPLOYEES MOVE THROUGH THE RANGES BY PERFORMANCE/MERIT INCREASES THAT AVERAGE AROUND 3.5%
 - SOME ORGANIZATIONS USE STEPS TO MOVE THEIR EMPLOYEES
 - SOME ORGANIZATIONS ONLY USE COLAS TO MOVE THEIR EMPLOYEES
 - MOVING EMPLOYEES THROUGH THEIR RANGES HELPS EXISTING EMPLOYEES NOT BE ON MINIMUM
 - HOW MUCH ARE WE MOVING OUR RANGES
 - RANGES ARE MOVED TO KEEP UP WITH COST OF LIVING AND HAVE A COMPETITIVE WAGE WHEN RECRUITING NEW EMPLOYEES
 - HAVING HIGHER RANGES HELPS RECRUIT NEW EMPLOYEES
- IDEALLY, PEOPLE MOVE FASTER THAN RANGES
 - THIS ALLOWS EMPLOYEES TO GAIN GROUND ON THE RANGE AND NOT BE STUCK ON MINIMUM
 - IT ALLOWS THE CITY TO HIRE NEW EMPLOYEES LOWER THAN THE EXISTING EMPLOYEES

2026 pay increase

Municipality	COLA	Merit
Cedaredge	2.70%	4.00%
Silt	3.00%	3.00%
Monument	2.00%	
Breckenridge		5.00%
Windsor	2.00%	3.00%
Crested Butte	3.00%	1.00%
Frisco	5.00%	
Superior		3.00%
Johnstown		4-5%
Wellington	3.00%	1.00%
Brighton	4.00%	
Westminster	1.20%	1.00%
Leadville	2.00%	2.50%
Fountain	3.50%	
Loveland	1.50%	3.00%
Aspen		5.00%
Arvada	1.80%	3.00%
Basalt	3.00%	
Aurora		4.00%
Boulder		4.00%
Pagosa Springs	2.70%	
Pueblo Police	7.00%	3.60%
Pueblo Fire	7.00%	4.70%
Pueblo Gen Svs & Mgmt	2.80%	3.25%
Green Mountain Falls	2% - 6%	2.00%
El Paso County	2.00%	
Larkspur	2.80%	
Teller County	4% + 3%	
Colorado Springs	2.00%	

RESULTS OF THE COLA SURVEY

Average COLA – 3.42%

Average Merit – 3.25%

COLA OPTIONS

OPTION 1 – 2% COLA

- DIRECTORS ARE TAKING NO INCREASE
- EMPLOYEES WOULD MOVE 2%
- REMINDER – THIS IS \$88K GENERAL FUND INCREASE
- WILL BE FUNDED WITH THE \$100K SAVINGS IN HEALTH INSURANCE TO NOT REDUCE FUND BALANCE

OPTION 2 – 3% COLA

- DIRECTORS RECEIVE NO INCREASE
- DO A 3% COLA FOR ALL EMPLOYEES
- REMINDER – THIS IS A \$130K INCREASE IN GENERAL FUND
- THE MAJORITY OF THIS COST WILL BE FUNDED WITH THE \$100K SAVINGS IN HEALTH INSURANCE

PUBLIC SECTOR PERSONNEL CONSULTANTS

MARCH 2026



RESOLUTION

A RESOLUTION OF THE CITY OF MANITOU SPRINGS CITY COUNCIL TRANSFERRING AMOUNTS FROM BUDGETED MEDICAL INSURANCE EXPENDITURES TO BUDGETED SALARIES TO PROVIDE A COST OF LIVING INCREASE OF TWO PERCENT TO NON-LEADERSHIP FULL-TIME CITY EMPLOYEES

WHEREAS, the Manitou Springs City Council desires to provide a two percent cost of living (COLA) increase to City employees commencing on January 1, 2026;

WHEREAS, to provide funds for the COLA increase, funds need to be transferred from the budgeted medical insurance expenditures (which will not be as high as budgeted) to budgeted salaries (which need the additional transferred funds to cover the COLA increase); and

WHEREAS, therefore, the City Council desires to approve the above-referenced transfer to implement the COLA increase.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

SECTION 1: City staff is hereby directed to transfer eighty-eight thousand two hundred and fifty dollars (\$ 88,250.00) from the budgeted medical insurance expenditures (which will not be as high as budgeted) to budgeted salaries to provide a COLA increase of two percent to all City non-leadership full-time employees. The COLA increase shall be deemed to take effect on January 1, 2026.

Adopted at the meeting of the Manitou Springs City Council, Colorado, on this 17th day of March 2026, effective immediately.

Mayor and Council:

By: _____
Natalie Johnson, Mayor

Attest:

Elena Krebs, City Clerk



Memorandum

Title: Approval of the Manitou Arts, Culture, and Heritage Board 2026 Grant Recommendations

From: Ralph Routon, MACH Board Chair

To: Mayor and City Council

CC: City Administrator Denise Howell

Allocated Time: 30 Minutes

March 17, 2026

Purpose:

The Manitou Arts, Culture, and Heritage (MACH) Board has submitted its 2026 grant recommendations to Council for final consideration and action on March 17.

Background:

The Board received 50 applications for Tier 2 grants totaling \$254,025 in requests, evaluated and graded each of them, bringing forward 41 grants for possible funding. The MACH Board has also submitted recommendations for funding Tier 1 entities.

Fiscal Impact:

Funds for the recommended \$421,442 in grants come from the MACH Tax Initiative. Staff support expense is included in the MACH operating budget.

Workload Impact:

Minimal aside from meetings and preparation.

Recommended Action:

Move to approve the Tier 1 and Tier 2 grant recommendations for 2026, so they can be funded to applicants as soon as possible.

MACH Board 2025-2026

Ralph Routon	Chair
Kinsey Watts	Vice Chair
Wren Almitra	Secretary
Neale Minch	Board Member
Marcus Medina	Board Member
Peter Sommers	Board Member
Mark Lee	Board Member
Jason Wells	Alternate
Gerald Mitchell	Alternate
Lisette Casey	Alternate
Judith Chandler	Council Liaison
Becca Davis	Staff Support



MACH Grant
Recommendations
\$421,442

March 10, 2026

History

- **November 2019** – Voters approve MACH ballot measure
- **March 2021** – 1st round of grants approved by City Council (using a spreadsheet tool)
- **November 2021** – Mini Grants (up to \$750) added to MACH program
- **November 2022** – Custom web application implemented for submission, rating and completion reports
- **March 2025** – Latest round of grant recommendations presented to City Council, takes 5-year total over \$2 million
- **March 2026** – Board makes late reductions in planned recommendations to reflect decreased sales tax revenue





MACH Mission

The purpose of the MACH Board is to make recommendations to City Council on how to implement the MACH initiative, which increased the City's Use Tax Rate and Sales Tax Rate by 3/10ths of 1% (0.003).

- Two-thirds or 66% of these funds are allocated to a special fund for facility improvements and operations at the Carnegie Library Building, Manitou Art Center, Manitou Springs Heritage Museum, Miramont Castle and Hiawatha Gardens.
- The remaining 34% each year will be distributed by the City Council through awards and grants to foster the arts, culture and heritage in Manitou Springs.

Tier 1 Grant Summary – Cumulative total will reach \$1.6 million after 2026 awards

Grant Year	Carnegie Library	Hiawatha	MAC	Miramont Castle	Heritage Museum
2021	\$41,278	\$41,278	\$22,515	\$22,515	\$22,515
2022	\$102,735	\$75,000	\$48,473	\$48,473	\$48,473
2023	\$100,438	\$75,000	\$47,847	\$47,847	\$47,847
2024	\$185,572	0	\$50,610	\$50,610	\$50,610
2025	\$10,000	\$150,592	\$43,798	\$43,798	\$43,798
2026 Recommendations	\$0	\$160,294	\$43,716	\$43,716	\$43,716

Tier 2 Competitive Grants — \$837,000 in grants issued or recommended as of March 2026

Grant Year	Applications / Total requests	Approved / Recommended
2021 Round 1	29 / \$111,000	18 / \$55,000
2021 Round 2	12 / \$34,000	7 / \$19,000
2022	47 / \$252,000	35 / \$150,000
2023	69 / \$327,000	54 / \$152,000
2024	59 / \$300,000	47 / \$167,000
2025	59/\$273,301	48/\$164,251
2026	50/\$254,025	41/\$130,000



ONE SHOW ONLY
FEATURING
PHIL PRINCIPAL
MARINETIST
DSEI VASSILIEV



DOUT



Tier 1 Recommendations for 2026

- **Note:** Carnegie Library is not requesting funding for this grant cycle.

Available Funds	\$	291,422
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<u>55%</u>	\$	160,294
Carnegie Library	\$	0
Hiawatha Gardens	\$	160,294
<u>45%</u>	\$	131,148
MAC	\$	43,716
Miramont	\$	43,716
MS Heritage Museum	\$	43,716

Competitive Grants – Mini Grants 2026

Contact	Project Name	Req Amt	Board Req
Mark Wong	5 th Grade Pottery	\$750	\$750
Melanie Audet	Blue Hands Art Collaboration with D14 Art Classes	\$750	\$750
K8e Orr	Community Costuming	\$750	\$750
Shanti Toll	Manitou Springs Community Direct Mail Connection	\$750	\$750
Joan Stang	PaC-MAN: "Let's Get Walking and Rolling, Manitou!" 2026	\$750	\$750
Shane Lory	The Flying Pig Yurt Showcase – Music on the Farm	\$750	\$750
Lisa Nickle	Thursday Summer Drum Circle in Manitou	\$750	\$750

Competitive Grants – Regular Grants 2026

Contact	Project Name	Req Amt	Board Rec
Elizabeth Stanbro	Mindfulness and Fiber Art Class	\$1000	\$525
Charlotte Rickert	2027 29 th Annual Dr. Martin Luther King Jr. Unity Festival	\$5,000	\$1,000
Adrian Jones Rincon	Women's Sacred Circle Practices Retreat	\$3,010	\$1,050
Aimee Morrow	Creative Cooking Classes and Comped Tickets to Farm to Table D	\$3,300	\$1,190
Jill Alicia Fogel	Altitude Makers Markets 2026	\$1,960	\$1,372
Steffany Butts	Art in Meditation	\$2,250	\$1,575
Shanti Toll	2027 Manni Awards and potluck dinner	\$2,000	\$1,900
Becky Elder	Pawnee Pollinator Garden	\$2,000	\$1,900
Lawrence G. Jones	EPIC Concerts in Manitou Springs	\$2,800	\$1,960
Judith Piazza	Soul Songs & Healing Sound	\$5,505	\$1,960
Mark Wong	Clayfest	\$3,000	\$2,100
Karin Verlo Rose	The Women's Freedom Museum	\$15,000	\$2,100
Ashley Cornelius	5 th Annual Pikes Peak Poetry Summit	\$5,500	\$2,450

Competitive Grants – Regular Grants

Contact	Project Name	Req Amt	Board Rec
Elizabeth Guess	Gift Bags for the Homeless	\$5,000	\$2,450
Nicki Noe	Manitou Monster Project	\$3,750	\$2,625
Julia L. Wright	Have music played at the Commonwheel Art Festival on Labor Day	\$3,800	\$2,660
Nikki Blakesley	ArtFull Fridays: An Expressive Arts Experience to Connect and Create	\$5,000	\$2,800
Caitlin M Hannigan	Lantern Parade	\$4,200	\$2,940
Melanie Audet	Blue Hands Art Festivals at the Manitou Art Center	\$4,500	\$3,150
Nina Davis	Manitou Comedy Festival 2026	\$5,000	\$3,150
AuroTejas Hemsell	World Dance Festival	\$4,500	\$3,150
Sophie Thunberg	Children of Gaia, Night of Rememberance	\$5,000	\$3,500
Caitlin M Hannigan	FAB LAB	\$5,000	\$3,500
K8e Orr	Moonlight Market	\$6,000	\$3,500
K8e Orr	Manitou Springs PrideFest	\$6,500	\$3,850
Judy Teevan	2027 Manitou Springs Carnivale Parade (34th Annual)	\$6,000	\$4,200

Competitive Grants – Regular Grants

Contact	Project Name	Req Amt	Board Rec
Heidi Alina	Community Music Series for Connection & Wellbeing	\$7,380	\$4,200
John Graham	Manitou Springs Indigenous Peoples' Day Celebration 2026	\$6,000	\$4,200
Lindsay Deen	Poetry & Pottery	\$8,500	\$4,463
Paige Talerico	Wildlife Ascending Mural	\$8,435	\$5,905
Barak Ben-Amots	Flying Pig Summer Arts Fellowship & Programming	\$10,850	\$6,300
Eddy Lieberman	Manitou Music Foundation Community Music Program	\$16,775	\$10,814
Audrey Gray	Art on the Avenue	\$12,960	\$12,312
Nancy Fortuin	Manitou Springs Commons at the STACC	\$20,000	\$14,000

Competitive Grants – Not Recommended for Funding

Contact	Project Name	Req Amt	Board Rec
Jerry Rhodes	Archaeology Day Garden of the Gods Nature Center	\$600	\$0 withdrawn
Sharrie M Nicholson-Perry	Indigenous Peoples Day Annual Community Potluck Celebration	\$7,700	\$0 withdrawn
Lisa Murphy	Heels	\$6,000	\$0
Brendan Scott	Manitou to Waltham stairs beautification project	\$6,000	\$0
Chelsea Drew	Parenting Village Circle	\$2,500	\$0
Charlotte Rickert	Saving Black History in Manitou Springs	\$5,000	\$0
Mandalyn Chandler	The Blair Human Experience: Visual Album – Part Two	\$5,000	\$0
Reynold Mackey	The Captain's Log	\$6,000	\$0
David Alan McBride	The Historic Voices of Manitou Springs Podcast	\$2,500	\$0



Next Steps

- Present recommendations to City Council (**March 10** work session)
- Address any issues before Council action (**March 17** meeting)
- Notify recipients to submit W-9s and be aware of new project completion expenditure requirements
- Issue checks, and recipients must sign letter saying they agree to requirements
- MACH Board meets **March 26** to evaluate process and identify need for revisions in 2027
- Revise guidelines and standard operating procedures

Special Thanks

The MACH Board would like to thank Becca Davis, City Finance Director, for her six years of dedicated support and leadership in MACH's development, and also our appreciation to Daniele Owens for her ongoing energetic efforts.

The Board also expresses our heartfelt gratitude to Judith Chandler for continuing her enthusiastic involvement and guidance as the City Council's liaison to MACH.





808 Manitou Avenue Manitou Springs, CO 80829
719-685-9259 | www.staccmanitou.com

February 25, 2026

Dear MACH Board,

St. Andrew's Community Center and Manitou Springs Commons at STACC are working together in a shared commitment to the St. Andrew's Community Center as a vibrant hub where the people of Manitou Springs find support and connection. We seek to foster community and to offer ministries and services that nurture the mind, body and spirit to create a place of belonging and care.

The Manitou Springs Commons at STACC is an essential part of our shared vision as a welcoming space for the Manitou Springs community to gather, play, learn, and celebrate together. It will also be a space available for private and public functions.

St. Andrew's Community Center is currently completing a Memorandum of Understanding with the Manitou Springs Commons at STACC and a lease agreement for 360 days. The 360 days for the lease, rather than for a year or longer, is because of the governance requirements of the Episcopal Diocese of Colorado's Canons and business practices and in no way reflects any hesitation on the part of St. Andrew's Community Center's commitment to the success of the Commons. We anticipate annual renewal without issue.

St. Andrew's Community Center genuinely desires that the Manitou Springs Commons at STACC succeeds and prospers. We have already invested almost \$100,000 in direct dollars and in-kind support to the building and are preparing to reconfigure the entrances to the space, build a handicapped accessible bathroom on the upper floor, complete the security system and a number of other renovations, all in keeping with the historical integrity of the building.

We are deeply committed to the success of the Manitou Springs Commons at STACC and look forward to many years of effective partnership.

The Rev. Matt Holcombe

A handwritten signature in blue ink that reads "Rev. Matt Holcombe".

St. Andrew's Community Center



7400 Tudor Road Colorado Springs, Colorado 80919
719-598-3244 | www.stmikeschurch.com

**Memorandum of Understanding
between
St Andrews Community Center
and
Manitou Springs Commons at STACC**

- I. Purpose** – the purpose of this Agreement is to formalize the Understanding between St Michael’s Episcopal Church, doing business as St Andrews Community Center (STACC), and the Manitou Springs Commons At STACC, for the utilization of the upper level space at STACC.
- II. Statement of Vision and Intent**
- a. The parties affirm a shared commitment to the mission and function of the St. Andrew’s Community Center as a vibrant hub where the people of Manitou Springs find support and connection. We seek to foster community, offer ministries and services that nurture the mind, body, spirit, and be a place of belonging and care.
 - b. The Mission of the Commons is to be a welcoming space for the Manitou Springs community to gather, play, learn, and celebrate together.
 - c. It will also be a space available for private or public functions
 - d. The parties agree to cooperate and collaborate as much as possible to ensure the success of both STACC and the Commons.
- III. Description of Space / Governance / Autonomy**
- a. The Commons will have the use of the entire upper floor of the STACC. This includes the main room (previous sanctuary), adjacent storage space and access to the two main bathrooms on the mid-level. Outdoor areas, not otherwise in use, will be available for use upon request. Available space in other parts of the building may be available on an incidental basis.
 - b. The Commons Board of Directors will have full authority to operate the space in accordance with normal standards of business and in accordance with local/state ordinances.
 - c. It is the intention of STACC to provide an accessible lavatory on the upper floor and provide a utility sink if feasible.
- IV. Operational Policies – Access and Security**
- a. The Commons will be provided with keys (traditional or electronic) to access the building whenever they deem it necessary. They will be provided with a unique security system code to arm and disarm the security system.
 - b. The Commons will be provided with internet access at no additional cost.
 - c. The Commons will be responsible for any damage incurred to any part of the building caused as a result of their usage or the usage of any sub-letters.
 - d. STACC staff will have the right to enter the upper level at any time.

- e. STACC will have the right to conduct events on the upper level on an incidental basis, with proper notice to Commons, as long as there are no other events scheduled. The parties agree to work together on communication of these needs to avoid conflict.

V. Responsibilities

- a. St Andrews Community Center Role and Responsibilities
 - i. STACC will provide approximately 1800 square feet of main room space and 300 square feet of additional space, and access to other areas as noted above, ready for use at the time of occupancy. STACC will be responsible for the cost of utilities, exterior and structural maintenance, capital and long-term infrastructure improvements.
 - ii. STACC will provide heat for the space, controlled by a thermostat on the upper floor. There is no air conditioning in the building.
 - iii. STACC will work towards improving ADA compliance throughout the building.
 - iv. STACC will respond in a timely manner to all reasonable requests for repair.
 - v. STACC will provide access to a joint calendar for the use of all concerned interests at STACC.
 - vi. STACC will highlight the Commons on the partner page of its website and provide a link to the Commons independent site.
- b. Manitou Springs Commons Role and Responsibilities:
 - i. The Commons will be responsible for the scheduling of all event and calendaring those events on the shared calendar.
 - ii. Commons will be responsible for the day-to-day management of the space, providing access to clients, ensuring security of the building, and regular cleaning and upkeep.
 - iii. The Commons will set the fee structure for use of the space.
 - iv. Commons will timely notify STACC of reasonable repair requests.
 - v. Commons will be responsible for any damage to the building occurring through their use or the use of their clients.
 - vi. Commons will have a representative on-site for all single-use or intermittent events. The representative shall be responsible for opening the building, maintaining order and securing the building at the conclusion of the event.
 - vii. Commons may delegate these responsibilities to regular users after providing training on the procedures.

VI. Financial Agreement

- a. The Manitou Springs Commons at STACC agrees to pay STACC for use of the upstairs space. Details of which will be set out in a Lease Agreement.
- b. The Manitou Springs Commons at STACC will have the right to set, collect, and retain usage fees and other payments for use of the facility.

- c. The parties agree to collaborate on their fund-raising efforts. We recognize that many of our revenue streams are unique, but that there is also the potential for multiple STACC entities to request support from the same benefactor. We pledge to avoid competing with each other when engaging with these supporters.

VII. Non-Discrimination

The Manitou Springs Commons at the STACC welcomes and respects all individuals. We do not tolerate discrimination or harassment based on race, color, religion, national origin, ancestry, sex, gender identity or expression, sexual orientation, age, disability, marital status, or any other protected characteristic. We are committed to fostering a safe, inclusive, and respectful environment for everyone.

VIII. Duration / Termination

- a. This Memorandum will be in effect for period of 360 days. After the initial 360-day period, the parties will review, evaluate, and update this Memorandum as necessary, with the intent of renewing on an annual basis.
- b. If unforeseen or extraordinary circumstances arise, either party may request discussions to amend or terminate this Memorandum.

IX. Conflict Resolution

- a. If either party believes a breach of this Memorandum has occurred, they should immediately notify the other party and engage in direct discussion to resolve the issue.
- b. If an unresolved dispute over the terms of this Memorandum arises, the parties commit to engage in mediation before taking any legal action.

 Tenant Name & Title (Print)

 Landlord Name & Title (Print)

 Tenant Signature

 Landlord Signature

 Date

 Date

Tenant Witness & Title (Print)

Landlord Witness & Title (Print)

Tenant Witness Signature

Landlord Witness Signature

Date

Date

DRAFT

Lease Agreement

This Lease Agreement is made on **March 31, 2026** between **Manitou Springs Commons at STACC** referred to as the “Tenant” and **St Andrews Community Center (STACC)** a DBA of St Michael’s Episcopal Church referred to as the “Landlord”.

1. **Office Space.** The Landlord agrees to lease to the Tenant space that is approximately 2100 square feet located on the upper level of the Community Center located at 808 Manitou Ave, Manitou Springs, CO. This space includes the main upper room (previously called the sanctuary), adjacent storage areas and access to restrooms.
2. **Tenancy.** The term of this Lease shall be for a period of **360 days** commencing on **April 15, 2026** and expiring at midnight on **April 10, 2027**, unless terminated sooner in accordance with the terms of this Lease or the Memorandum of Understanding (MOU) between the parties. If unforeseen or extraordinary circumstances arise, either party may request discussions to amend or terminate this Lease.
3. **Monthly Payments.** The monthly payment shall be **\$3,333.00** payable monthly on or before the 1st day of the month. Rent for any period during the term which is less than 1 month shall be a pro-rata portion of the monthly rent. Payments shall be made payable to St Andrews Community Center, 808 Manitou Avenue, Manitou Springs, Co. 80829, Memo: *(Month) Rent (ie. August Rent, September Rent)*. Tenant will be given a grace period of 10 days before a late payment fee may be imposed.
4. **Utilities:** Landlord is responsible for paying for electricity, water, sewer, natural gas, internet, and trash service.
5. **Insurance.** Tenant agrees to purchase and maintain a policy of Commercial General Liability with an aggregate limit of \$1,000,000 (One Million Dollars). This Commercial General Liability policy will provide coverage for damage to Landlord’s property and bodily injury for attendees. The policy must name St. Andrews Community Center as additional insured; and insurance certificates must be provided to Landlord prior to Tenant taking occupancy of space. Current copies of insurance must be provided to Landlord.
6. **Property Use.** The Landlord is leasing space to Tenant for the purpose of operating it for the benefit of the community – to be a welcoming space for the Manitou Springs community to gather, play, learn, and celebrate together, in ways determined by the Tenant.
7. **Repairs & Cares.** Tenant is responsible for bringing repairs to the attention of the Landlord. The Tenant shall neither encumber nor obstruct the commons spaces nor make

any permanent alterations to the space, building, or property. In the event the Tenant destroys or causes damages to the property, the Tenant shall be responsible for paying for repairs. Tenant will not engage in any illegal trade or activity on or about the premise.

8. **Signage: TBD**
9. **Right of Entry.** It is agreed and understood that the Landlord shall have the complete and unencumbered right of entry to the space at any time or times with respect to the inspection, maintenance, safety, or repair of the building. The Landlord agrees to coordinate repair activities with the Tenant in order to avoid conflicts with other usage.
10. **Assignment & Subleasing.** It is assumed the Tenant will rent out or lease the space at such rates and intervals it may decide, in accordance with the MOU.
11. **Governing Law.** This Lease shall be governed by the laws of the State of Colorado.
12. **Removal of Tenant's Property.** Any equipment, fixtures, goods or other property of the Tenant, not removed by the Tenant upon the termination of this Lease, or upon any quitting, vacating or abandonment of the premises by the Tenant, or upon the Tenant's eviction, shall be considered as abandoned and the Landlord shall have the right, with 30 days' notice to the Tenant, to sell or otherwise dispose of the same, at the expense of the Tenant.
13. **General Considerations.** St. Andrews's is a non-smoking facility as are all premises on which the facility resides. At no time should there be smoking of any substance (cigarettes, cigars, marijuana, etc.). Handicap access is provided at the south entrance to the upper level of the building. The tenant is expected to clean up after events, classes, or meetings. All tenants are required to clean up shared spaces after use. Excessive clean up needs will incur additional fees. Audio and Video equipment are not included in this lease.
14. **Security.** Many people occupy or otherwise have access to STACC. Building security requires the participation and cooperation of the landlord, tenants, and other users of the space. The Landlord make no assurances, guarantees or warranties of security, and shall not be liable for any injury, harm, damages or losses to persons or property or theft caused by, arising out of, or relating to any lack or breach of security of STACC. Tenant is required to take all reasonable measures to maintain the security of STACC and its occupants and contents. Security Cameras are in use throughout the building and are being recorded. Keys and/or keyless entry access cards will be provided to Tenant in accordance with MOU. Additional keys or access cards must be approved by Landlord and cost \$10 each.

15. **Indemnification.** The Tenant hereby agrees to indemnify, defend and hold the Landlord harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Tenants use and occupancy of the premises, and further shall indemnify the Landlord for any losses which the Tenant may suffer in connection with the Tenants use and occupancy or care, custody and control of the premises. The Tenant also hereby covenants and agrees to indemnify and hold harmless the Landlord from any and all claims or liabilities which may arise.

Tenant Name & Title (Print)

Landlord Name & Title (Print)

Tenant Signature

Landlord Signature

Date

Date

Tenant Witness & Title (Print)

Landlord Witness & Title (Print)

Tenant Witness Signature

Landlord Witness Signature

Date

Date

Answers to Council’s Questions and Concerns from the March 10th Council Work Session Regarding “The Commons” MACH Grant

Update

The Manitou Springs Commons Launch Committee met Thursday to discuss the questions and the concerns voiced by City Council members. After lengthy discussion, the Committee decided to delay signing a lease until June for the following reasons:

- ☐ The St. Andrews Community Center (STACC) representative serving on the Committee said the ADA restroom is the #1 capital improvement priority, and the goal is to have it completed by June;
- ☐ The two-month delay will give the Launch Committee time to establish itself as a non-profit entity;
- ☐ The Committee can organize and implement a robust fundraising effort during this additional time.

Because of the decision to delay, we request that the City Council approve the MACH grant funds now and hold those funds until the lease is signed.

Responses to City Council Questions and Concerns

1. Is the building for sale?

The building has never been for sale. After St. Andrews Church was deconsecrated early last year, the Episcopal Church Diocese recognized how essential The Food Pantry is to the Manitou community. When St. Michael’s Church staff couldn’t find another location for The Pantry, they decided to keep the historic building and leave The Pantry where it was. They then solicited ideas from various Manitou leaders about other potential uses of the building. In addition, the Church held three community focus groups and one community meeting last fall to explore building uses. Participants in those gatherings overwhelmingly expressed the following priorities: continue the Pantry, establish a traditional community center, and offer clinical services, including health and mental health.

2. Rental questions: a. Where will the rent money go? b. Can City taxpayer dollars be used to rent this space? c. Can you get a multi-year lease? d. Is it a reasonable rental rate?

- a. All rent money will put back into improving/maintaining the building.

b. Per the City Attorney, there is no legal reason that would preclude using taxpayer funds to rent this space as a community center.

The Commons will be open to all. Our grant application includes The Commons' non-discrimination statement: "The Manitou Springs Commons at the STACC welcomes and respects all individuals. We do not tolerate discrimination based on race, color, religion, national origin, ancestry, sex, gender identity r expression, sexual orientation, age, disability, marital status, or any other protected status. We are committed to fostering a safe, inclusive, and respectful environment for everyone." This statement will be included on all contracts for use of The Commons space.

c. Because of the Episcopal Church's administrative rules, the bureaucracy required for establishing a lease for more than one year is considerably burdensome.

That said, we have asked for, and the STACC is considering, adding a clause in the lease that would grant us first right of refusal to renew the lease. Additionally, Reverend Matt Holcombe of St. Michael's Church has stated in writing that the Church anticipates annual renewal of the lease without issue. (See letter from Reverend Holcombe dated February 2026).

d. A long-time local real estate company owner has advised the Launch Committee that the proposed rental fee is very reasonable for the amount of building space, especially since the rent includes utilities.

The STACC representative on the Launch Committee has said that once priority improvements are made, there is a distinct possibility that the rent may go down. But until both parties have some time to get some experience in the building, it is impossible to know what the costs will be for operating and maintaining the building.

It's important to note that, to date, St. Michael's Church has invested over \$100,000 of cash and in-kind support to convert the building into a viable community center.

3. Is there a need for a community center?

While there are other facilities in Manitou that host community events, none operates as a dedicated community center:

☐ Memorial Hall: Meghan Weiss has told us that she has had to turn events away. Additionally, Memorial Hall is very limited in terms of availability (primarily weekends and some evenings);

☐ Manitou Springs Library: The Library's community room is quite small and not suitable for many uses;

☐ Manitou Art Center: It is not the MAC's mission to be a community center, and it does not have a room as big as The Commons; and

☐ Community Congregational Church: Its mission is to be a church, rather than a community center. (The Church runs a food pantry out of the STACC's basement on Friday afternoons, so there is coordination and cooperation already occurring).

4. Should taxpayer dollars be used on a building not owned by the City?

While this is not a building owned by the City, it is certainly not the only example of using MACH funds for non-city-owned property. The MAC, Heritage Center and Miramont Castle are not city-owned, yet they get significant MACH dollars every year. In all likelihood, had the opportunity to create this community center been in place when MACH was first established, it would have been included in the Tier 1 grants.

The MACH Board has stipulated that The Commons cannot apply for a grant to pay the rent next year, but would be able to seek a MACH grant in direct support of programming. (Note: It might be helpful to future grant applicants if this type of policy were put in writing, as we did not find it anywhere as we were preparing our grant request. In fact, we would recommend that this policy be re-considered to ensure it really meets the intent of MACH).

5. There is no signed lease or MOU.

While we still have a draft MOU and lease, both are very close to being finalized. Once we have secured our nonprofit status and have sufficient seed money to feel secure that we can raise the remaining funds to meet our obligations, we will be very comfortable signing the lease and the MOU.

Another policy matter the MACH Board may want to consider is the criteria for determining if a MACH application is complete. It's quite likely that other potential MACH grantees may need to create contracts that will not be finalized until funding is confirmed.

6. An MOU is not a legally-binding document.

While an MOU is not legally binding, it is a very common way for entities to establish rules, roles and responsibilities that are not appropriate to include in a legally-binding lease. Like ours, most MOUs include a provision for amending it as necessary as a way to protect both parties.

Conclusion

Investing in The Manitou Springs Commons is a risk, but we strongly believe it is a risk well worth taking. Based on their unanimous vote to award The Manitou Springs Commons at least a \$14,000 grant, we believe MACH Board members would agree.

Many local residents have expressed to us their excitement about and eagerness to use a real community center. It's vital that we continue our momentum to create it. Every member of the Manitou Springs Commons Launch Committee remains committed to taking advantage of this unique opportunity that our community is not likely to see again.

Thank you for the opportunity to submit responses to your questions and concerns.