

**Sopris Village Homeowners Association
Water Infrastructure Replacement Plan
October, 2017**

Summary

Sopris Village was incorporated in 1975.

The Sopris Village water system is privately owned and operated by Sopris Village. We are responsible for the wells, storage tank, hydrants, main lines, service lines and all the incidentals that are required. The water system services 130 private residences and provides irrigation to our Park.

Phase I - Evaluation

The SVHOA Board of Directors hired SGM engineering to study the current condition of our water system infrastructure and produce a Rate and Capital Reserve Study.

The reason for the Study was to determine the current condition, life expectancy and replacement cost of the individual components and the system as a whole.

The plan includes inventoring and evaluating the lifespan and replacement cost for the various components of the entire system.

The plan also analyzes our current income, budget, expenses and factors into the replacement cost a 3% increase in cost based on the Consumer Price Index.

2016 - Complete

Phase II - Capital Reserve Fund Raising

If SV waits until 2027 to replace the main lines and service lines the estimated cost will be approximately \$3,000,000. The Board of Directors has set a goal of having a Capital Reserve account of \$1,500,000.00 by 2027 as stated in the Capital Reserve Study.

Beginning Jan 1, 2017 monthly assessment was increased from \$100.00 per month to \$150.00 per month. The monthly assessment will need to be raised by 6.8% annually thereafter until 2027 when the monthly assessment will be \$288.00. The monthly assessment for 2018 will be \$161.00.

On going

Phase III - Planning

Prepare CWCB grant application to assist with cost of drawings.

Proceed with engineered construction drawings

Solicit bids for entire project.

Investigate financing based on project cost.

Investigate formation of Special District for the purpose of funding this project and managing the Water System thereafter.

2017 - 2018

Phase IV - Construction

Start construction Spring 2020 with scheduled completion Summer 2020.

2020

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Water Infrastructure Replacement Plan
October, 2017**

Summary

Sopris Village was incorporated in 1975 and the water system was constructed in the late 70's.

The SV water system is privately owned and operated by SV. The water system services 130 private residences and provides irrigation to our Park.

A Rate and Capital Reserve Study completed SGM in 2016 shows that the water mains have 26 years of estimated service life left, although AC pipe is known for premature failure and therefore SGM recommends early replacement. It also indicated the service lines have 11 years of remaining service life. SV does not want to wait for main or service line failures before replacing infrastructure.

Sopris Village owns 22.665 shares of water from the Robinson Ditch. The Robinson ditch splits into the Blue Lake, Tucker, Forest Service and Glassier ditches. The Glassier ditch is piped under Highway 82, the City Market parking lot and runs under the utility easement between Kiowa and Navajo streets and comes out in the Glassier Acres subdivision behind SV. We would like to be able to utilize our ditch rights to irrigate our 43,672 square foot park.

Goals

- Upgrade all main water lines to be compatible with current specifications used by Mid Valley Metropolitan District in the event SV would ever wish to join MVMD.
- Install new water main valves.
- Install new Hydrants.
- Install all mainlines in street right of way to avoid disruption of existing service and improve accesbilty for future maintenance.
- Install new service lines to each residence with curb box shutoffs.
- Install recommended chlorination lines for increased chlorine contact time per CDPHE regulations between both wells and water storage tank.
- Rehabilitate well #2 with sediment filtration system and bring back on line.
- Design and build an underground vault connection to MVMD for emergency or future use.
- Design and build an underground vault connection to the Glassier ditch irrigation pipe that runs under SV to irrigate our park instead of using treated water.