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MEMORANDUM VIA ELECTRONIC MAIL

TO: Ms. Dawn Collins, Town Administrator
Town Board of Directors
Town of Palmer Lake

DATE: August 16, 2022

FROM: David R. Frisch, P.L.S.
GMS, Inc., Consulting Engineers

RE: Town of Palmer Lake
Preliminary Engineering Report (PER)

GMS, Inc. would like to offer some thoughts to consider as you review the Preliminary Engineering Report (PER) for the Town's Water System. There are some key things that should be considered in the process. Here are some thoughts:

The Town Board ultimately has the responsibility to create the final Priority List for the PER. If you decided to pursue a project, there is benefit in creating a project that addresses your needs for the 20-year planning period. There are savings in a larger project versus a couple of smaller projects. This breaks down into a few different categories.

A. WATER SUPPLY

1. A good water supply is critical no matter what direction the Town takes, either growth or no growth. Consideration should be given to short term and long-term needs.
2. The Town has considerable ground water rights, but those rights have not been fully developed.
3. A new Arapahoe Well is a key part of establishing a firm capacity of water supply.
4. Upgrades to the existing groundwater Water Treatment Plant (WTP) are needed in meeting equipment redundancy regulations.

B. DISTRIBUTION NEEDS

1. The condition of your existing infrastructure needs to be considered. If existing lines are old, they should be replaced.
2. If there are dead-end lines, they should be looped to allow good water circulation in the water system and provide redundant feed should a water line break occur.

C. STORAGE CAPACITY

1. The Town presently has adequate storage capacity

D. FUTURE LINE EXTENSIONS

1. The PER addresses future lines that will provide looping to the existing distribution system and at the same time provide for some future development.
2. These lines can be installed as a part of a Town water project to loop your own system. If development does occur, the Town could assess a connection fee to cover the cost of the looping.
3. The Town may choose to leave this up to future development to build and pay for. That can be done but, the looping component is then delayed until development does occur.

We trust you will find this beneficial as you review the priorities recommended in the PER. If at any time you have questions, please feel free to give us a call.