

MEYER & SAMS, INC.
dba GMS, INC., CONSULTING ENGINEERS
611 N. Weber Street, Suite 300
Colorado Springs, CO 80903-1074
719-475-2935 - 719-475-2938 (Fax)

Town of Palmer Lake
P.O. Box 205
Palmer Lake, CO 80133

April 30, 2025
Invoice No: 61

Project 17071 Town of Palmer Lake-General Engineering

Professional Services from March 1, 2025 to March 28, 2025

Phase .000 General

Research and review email records and review communications regarding the proposed annexation for the Buc-ee's development as requested by Town staff for CORA request; review preliminary development plans for the Town's Elephant Rock property to prepare for and attend a meeting with Town staff to discuss the development process and requirements the Town must follow to develop this property in accordance with applicable codes and regulations.

Professional Services

	Hours	Rate	Amount	
Senior Professional Engineer	3.10	\$206.00	\$638.60	
	3.10		\$638.60	
Total Labor				\$638.60
				Total This Phase \$638.60

Phase .200 Mapping

Collaborate with El Paso County GIS representatives to provide Town GIS data for incorporation of the Town's zoning information into the County's GIS system for the 2026 Enterprise Zone redesignation.

Professional Services

	Hours	Rate	Amount	
Senior Professional Engineer	.40	\$206.00	\$82.40	
	.40		\$82.40	
Total Labor				\$82.40
				Total This Phase \$82.40

Phase .502 Lakeview Heights

Prepare for and attend a meeting with staff and the developer's team to review updated documents and materials, including access options for residents and emergency services, emergency evacuation plans, traffic impact study additional findings on emergency evacuation plans, and legal opinions on access requirements. Draft comments, finalize the memorandum, and distribute to Town and developer representatives.

Professional Services

	Hours	Rate	Amount	
Senior Professional Engineer	4.20	\$206.00	\$865.20	
	4.20		\$865.20	
Total Labor				\$865.20

In-House Charges

Reproduction			\$2.60	
			\$2.60	
Total In-House Charges				\$2.60

REIMB
10-21-5109-041 **Total This Phase** **\$867.80**

Phase .521 0 Brook Street Development

Review potential addition of parcels to the overall project, including impacts on serviceability and access.; prepare for and attend meeting with staff to discuss a proposed multifamily development, zoning requirements, and the potential use of a previous PUD to support the proposal.

Professional Services

	Hours	Rate	Amount	
Senior Professional Engineer	1.70	\$206.00	\$350.20	
	1.70		\$350.20	
Total Labor				\$350.20

In-House Charges

Reproduction			\$4.60	
			\$4.60	
Total In-House Charges				\$4.60

Total This Phase **\$354.80**

Phase .522 Red Rock Acres Development

Review preliminary annexation documents and development materials related to the potential annexation of property into the Town.; prepare for and attend a meeting with staff and the developer's representatives to discuss the annexation proposal; review revised annexation documents and provide comments on the annexation package.

Professional Services

	Hours	Rate	Amount	
Senior Professional Engineer	1.80	\$206.00	\$370.80	
	1.80		\$370.80	
Total Labor				\$370.80

10-21-5109-043 REIMB

Total This Phase \$370.80

Total this Invoice \$2,314.40

10-21-5109 = 1075.80

10-21-5109-041 = 867.80

10-21-5109-043 = 370.80

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April 30, 2025
Invoice No: 4

Project 2024-079 Town of Palmer Lake - Consultations Re: Buc-ee's Development

Professional Services from March 1, 2025 to March 28, 2025

Phase .100 Water System Extension - Preliminary Engineering Report

Continue preparation of preliminary engineering reports (PER); coordinate with Town staff on the PER and discuss potential revisions and annexation considerations; review and revise the PER, including detailed analysis of system improvements, capacity, and projected future needs; attend meetings with Town staff to discuss water infrastructure, access, and planning requirements; prepare and update exhibits and figures for PER, including updates based on staff input; draft and format summary tables and cost estimates.

Professional Services

	Hours	Rate	Amount
Senior Professional Engineer	47.10	\$206.00	\$9,702.60
Staff Engineer	14.90	\$147.00	\$2,190.30
Design Technician 1	1.00	\$125.00	\$125.00
Administrative Support	16.70	\$86.00	\$1,436.20
	79.70		\$13,454.10

Total Labor **\$13,454.10**

Reimbursable Expenses

Mileage		\$30.80
		\$30.80

Total Reimbursables **\$30.80**

In-House Charges

Reproduction		\$30.40
		\$30.40

Total In-House Charges **\$30.40**

Total This Phase **\$13,515.30**

Phase .600 Development Reviews

Review draft annexation documents and zoning proposals in coordination with development review team; review and provide comment on Buc-ees's proposed annexation documents; review fiscal impact analysis and coordinate with the Town attorney regarding legal feedback; review and compile comments on the draft fiscal impact analysis report prepared by EPS.

Professional Services

	Hours	Rate	Amount
Senior Professional Engineer	<u>13.40</u>	\$206.00	<u>\$2,760.40</u>
	13.40		\$2,760.40
Total Labor			\$2,760.40
		Total This Phase	\$2,760.40

Total this Invoice \$16,275.70

10-21-5109-040
REIMB

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April 30, 2025
Invoice No: 11

Project 2024-052 Town of Palmer Lake - Highway 105 Sidewalk Improvements

Professional Services from March 1, 2025 to March 28, 2025

Phase .401 Lump Sum Design

Revise curb, gutter, and parking layouts; prepare updated exhibits reflecting CDOT recommendations on parking arrangements to replace standard diagonal parking with parallel parking configurations; prepare for and participate in a workshop with Planning Commission members and property owners to review revised design options and parking configurations; conduct research on back-in diagonal parking, including recent Manitou Springs construction and case studies from other Colorado communities.

Phase Fee	\$218,000.00	
Fee Previously Billed	\$76,850.00	
Fee Currently Due	\$2,300.00	
Fee to be Billed	\$138,850.00	
Total This Phase		\$2,300.00

Total this Invoice \$2,300.00

10-10-4051