

September 12, 2014

Mr. Bob Gibson
Roberts and Michaels
151 Clubhouse Drive
New Castle, CO 81647

Subject: Lakota Ranch Pavement Repairs

Dear Bob,

I am writing this letter to state concerns we have on the progress of this project. On July 16, excavation of areas of pavement repair began at the intersection of Deer Valley Road and Whitetail Drive. Work progressed down Whitetail, around Antler Loop, and on Deer Valley Road/Doe Court. Prior to these repairs being completed, your contractor moved to Spur Drive and its side roads.

Repairs that were started in Filing 5 (Deer Valley Rd, Whitetail Dr., Antler Loop, Doe Court), have been open for up to eight weeks now and none completed. Our concerns related to the overall management of the project are:

1. Safety related issues due to open excavations and debris left in vehicle and pedestrian areas.
2. The susceptibility to additional moisture not only to current repairs but also to all improvements adjacent to these areas.
3. Access to adjacent properties including emergency access.
4. Impacts to the neighborhood beyond what is reasonably expected.
5. Increased billings to the Town for reimbursement by Warrior.
6. Completion of all work defined in this project, including those areas that have been roto-milled, prior to winter weather conditions.

We realize the weather has played a part in delaying the work but remain concerned that the work will not be completed without a modification to the contractor's process in preparing for paving. We have repeatedly relayed our concern that as the contractor leaves a "hole" for water to collect, work to prepare the repair area is compromised as are adjacent areas not included in the current scope. We would suggest the contractor fill each excavation with "sacrificial" road base graded and compacted to avoid water being trapped in the repair areas and to minimize absorption of the moisture into surrounding areas. (The road base removed and final graded just prior to paving)

We also strongly believe the repairs that are currently partially complete should be completed prior to any further excavation beginning. If paving cannot be completed soon, we believe bringing all repairs that have been

started to finish grade with class 6 aggregate is a must. This would minimize further damage to public improvements as well as minimize the scope of work necessary to be repaired with this project. It is our fear that if the contractor continues to open up new areas for repair without adequately addressing drainage (defined by allowing ponding to develop) the scope, costs and timing to complete the repairs will continue to rise. In fairness to those living on each of the roads affected (not to mention potential liability if an emergency situation was to happen), completion of repairs started should be the number one priority.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Blaine Wright'.

Blaine Wright, SGM Construction Manager

Cc: Tom Baker, Town Administrator
John Wenzel, Public Works Director
David McConaught, Town Attorney
Jeff Simonson, Town Engineer

Larry and Connie Theisen
83 Spur Drive
New Castle, Colorado 81647

September 9, 2014

New Castle City Council:

Since we moved to New Castle in December of 2013, we have been very pleased with the area and consider ourselves blessed to be part of this community. We did notice the condition of the street in front of our home and were told that the developer was going to fix the roads in Lakota Ranch that were not satisfactory.

It has been two months since work has began on Spur drive. We have huge holes that have become mud pits and the whole road is uneven and unacceptable to drive on. We also have many children in this neighborhood. It is dangerous for them to cross the road let alone play on it. It has been days since any work has been done on the street. Our fear is that an early fall will set in and it will be like this all winter. We cannot imagine how that scenario would paly out. There is no way a snow-plow could work around the holes and gravel, not to mention cars etc. slipping into the holes.

We understand that it is Warrior Golf is responsible for getting this completed, but we are asking for your support and assistance. We are not the only ones in the neighborhood that are upset. If you have any leverage in getting this done, we would appreciate you using it.

Respectfully,

Larry and Connie Theisen