



Town of Superior Town Council
Meeting Agenda
Monday, May 12, 2025
6:00 p.m.
Town Hall Council Chambers
124 E. Coal Creek Drive

The Council meeting will be held in person and online. Members of the public may [participate in the meeting via Zoom](#) or [view the meeting on YouTube](#) (closed captioning available). The recording of the Council meeting will be made available on [YouTube](#) and at [SuperiorColorado.gov](#) after the meeting.

1. Dinner with Parks and Recreation Advisory Committee (PARC) (6:00 p.m.)
2. Call to Order Meeting of Town Council (7:00 p.m.)
3. Preliminary Matters (7:00 p.m.)
 - a. Pledge of Allegiance
 - b. Roll Call
 - c. Approval of Agenda
 - d. Council Reports
 - e. Public comment on Consent Agenda, Presentations, and Non-Agenda Items. Persons making public comment are asked to state your name and the city you live in (limit 5 min./person)
4. Presentations – Block 7 Concept Plan (7:25 p.m.)
5. Project Updates – Pool Improvements Public Engagement and Cost Estimates (8:10 p.m.)
6. Consent Agenda (9:10 p.m.)
 - a. Approval of Council Meeting Minutes
 - b. Acceptance of Committee Meeting Notes

- c. Memorial Day Proclamation
 - d. Consideration of Ordinance of the Town Council of the Town of Superior Repealing and Reenacting Section 8-1-70 of the Superior Municipal Code Regarding the Authority to Tow Vehicles (First Reading)
 - e. Consideration of Resolution Approving Construction Contract for Rock Creek Parkway/McCaslin Intersection
 - f. Consideration of Resolution Approving a Goat Grazing Agreement for FEMA Hazard Mitigation Grant Program
7. Consideration of Request for Economic Development Program Incentive for Proposed Downtown Superior Restaurant – bb.q Chicken (9:20 p.m.)
8. Consideration of Resolution of Town Council of the Town of Superior Accepting A Petition for Annexation of a Parcel of Land Located in Unincorporated Boulder County and Setting a Public Hearing on the Annexation (Turnbull Property) (10:05 p.m.)
9. Executive Session to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), regarding the Kupfner litigation and related matters. (10:20 p.m.)
- a. Action on Executive Session
10. Adjournment (11:00 p.m.)

Public comments regarding general Town Council agenda items that are not a public hearing should be submitted with sufficient time ahead of the meeting to allow an opportunity for Council Members to review.



ITEM NO. **4**

**INFORMATION FOR MEETING
OF THE SUPERIOR TOWN COUNCIL**

AGENDA ITEM: Concept Review – Development Concept for Block 7 Lots 2 & 3

MEETING DATE: May 12, 2025

PRESENTED BY: Renae Stavros, Interim Planning & Building Director

PRESENTED FOR: Discussion

Item Description: Concept Review – Final Development Plan (FDP) Amendment #2 for FDP 9 of Downtown Superior. The proposal relates specifically to Block 7, Lots 2 & 3

Applicant: Rylan Reed

Existing Zoning: Planned Development – Downtown Superior (Superior Town Center)

Location: Lots 2 & 3, Block 7 within Downtown Superior (northeast corner of Main Street and Superior Drive)

Request: Discussion

VICINITY MAP:



BACKGROUND:

Original PD and FDP Approval

In December of 2019, Morgan-Ranch received Board approval to develop Blocks 4, 6, 7, 9, 10 & 11 of Downtown Superior. The PD outlines uses, setbacks, and height for each lot and block. The zoning map reflects Lot 2, Block 7 as ground-floor commercial with flex space above, and Lot 3, Block 7 as commercial. Setbacks are generally a minimum of 0' and a maximum of 10' - 15'. Lot 2 has a maximum height of 65' while Lot 3 reflects a maximum height of 25'.

Design Guidelines were adopted alongside the PD to establish the criteria against which future Final Development Plans (FDPs) would be evaluated for compliance. The guidelines establish a high-quality community appearance, assure consistency, direct character and form, encourage sustainable development, and enhance the overall value of Downtown Superior.

In August of 2022, the Town approved an Amendment to the FDP for Lots 4, 6, 7, 9, 10 & 11 to allow for Live-Work units, to the previously approved FDP. The approved FDP Amendment outlines the square footage of commercial space for commercial restaurant, and commercial non-restaurant uses across all blocks, and further breaks down the square footage on a block-by-block basis. Lots 2 and 3 of Block 7 are the only commercial parcels in Block 7, they are planned to include 7,934 SF of commercial restaurant space and 8,188 SF of commercial non-restaurant space.

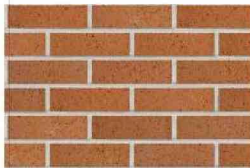
The FDP reflects three separate buildings, two on Lot 2 and one on Lot 3, buildings 7-01, 7-02, and 7-03, respectively. With this FDP, the applicant reflected maximum heights for each of these buildings to be 65'. However, the proposed buildings were approved as follows:

HEIGHT	PROVIDED (FT.)	MAX. ALLOWED (FT.)
BUILDING 7-01	24'-10"	65'-0"
BUILDING 7-02	25'-2"	65'-0"
BUILDING 7-03	21'-6"	65'-0"

Approved setbacks range from 0.7' to 9.5' from Superior Drive and generally build to the lot line along Parcel K (pedestrian promenade).

The following pages reflect the approved design and character of each building, 7-01, 7-02, and 7-03:

Building 7-01:



RUNNING BRICK COLOR 2
(ORANGE)



STUCCO COLOR 4
(GREY)



PRECAST COLOR 4
(GREY)



FAUX WOOD COMPOSITE SIDING
COLOR 1
(BROWN)



STUCCO COLOR 2
(ORANGE)



STUCCO COLOR 1
(OFF WHITE)

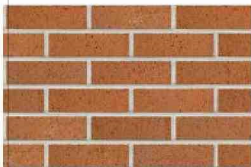


STUCCO & MISC METAL COLOR 5
(BLACK)



MATERIAL BOARD IMAGERY FOR ARCHITECTURAL MATERIAL AND COLOR REPRESENTATION ONLY

Building 7-02:



RUNNING BRICK COLOR 2
(ORANGE)



THIN BRICK COLOR 5
(BLACK)



MISC. METAL COMPONENTS COLOR 5
(BLACK)



STUCCO COLOR 4
(GREY)



TRIM/FASCIA/PANEL COLOR 5
(BLACK)

MATERIAL BOARD IMAGERY FOR ARCHITECTURAL MATERIAL AND COLOR REPRESENTATION ONLY

Building 7-03:



POLYCARBONATE
(CYAN)



POLYCARBONATE
(PINK)



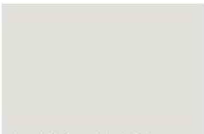
POLYCARBONATE
(GREEN)



POLYCARBONATE
(YELLOW)



SHIPPING CONTAINER METAL COLOR 5
(BLACK)



METAL COMPONENTS COLOR 1A
(LIGHT GREY)



MISC. METAL COMPONENTS COLOR 5
(BLACK)



MATERIAL BOARD IMAGERY FOR ARCHITECTURAL MATERIAL AND COLOR REPRESENTATION ONLY

CONCEPT PLAN SUMMARY:

JBR Superior Holdings has submitted concept plans for development of the commercial properties on Lots 2 & 3 in Block 7. Together, Rylan Reed and Dr. Joseph Hsin – owners of Impact Sports and Cornerstone Orthopedics in Downtown Superior, and entrepreneur Matt Bodenchuk, plan to work with Mark Shaker and Stanley Concepts, LLC – pioneers of Colorado’s food hall movement, to create a dynamic commercial food-hall experience in Downtown Superior. These commercial properties are a key component to the success of Superior’s Downtown commercial district, abutting the pedestrian promenade and adjacent to the Town’s Civic space.

The proposal includes a 2-story food hall featuring 8,450 SF of ground floor space with four rotating food bays and open dining, and a 4,000 SF rooftop dining area with a 1,350 SF rooftop deck, and a 2,650 SF indoor dining area – making it a year-round attraction. Lot 3 is proposed to include a 2,400 SF full-service wood-fired pizza bar with indoor and outdoor dining. In place of Building 7-02, the concept plan reflects an outdoor patio/dining area.

This proposal would require an FDP amendment to reflect the revised commercial-restaurant and commercial non-restaurant square footage. The Amendment would also include updates to the setbacks and height of each building, among other material and façade changes.

ATTACHMENTS:

Concept Presentation



MARKETPLACE





ABOUT JBR

At JBR Superior Holdings, our core team of three brings complementary expertise and local insight. Rylan Reed and Dr. Joseph Hsin—owners of Impact Sports and Cornerstone Orthopedics have played key roles in shaping the

vision for Downtown Superior and understand the community's need for an entertainment and F&B hub. Matt Bodenchuk is a seasoned entrepreneur known for launching innovative ideas and capitalizing on emerging trends. This lean, equity-driven team structure allows for agile decision-making and meaningful ownership.



Stanley Concepts – creators of The Golden Mill, Stanley Marketplace, and Malcolm Yards–has redefined food spaces across Colorado. Mark Shaker’s visionary leadership and commitment to transforming unique properties into thriving culinary experiences has made him the state’s leading food hall operator.



The Golden Mill

A historic feed store turned award-winning food hall, The Golden Mill reopened in 2021 with rooftop and creekside patios, live music, and community-driven events. It embodies Colorado’s laid-back spirit and continues to receive rave reviews.

Stanley Marketplace

Housed in a former aviation facility, Stanley Marketplace features 50+ locally owned businesses, offering food, retail, and entertainment. It’s a thriving hub that showcases Colorado’s best in a revitalized, community-centric space.



The Market at Malcolm Yards



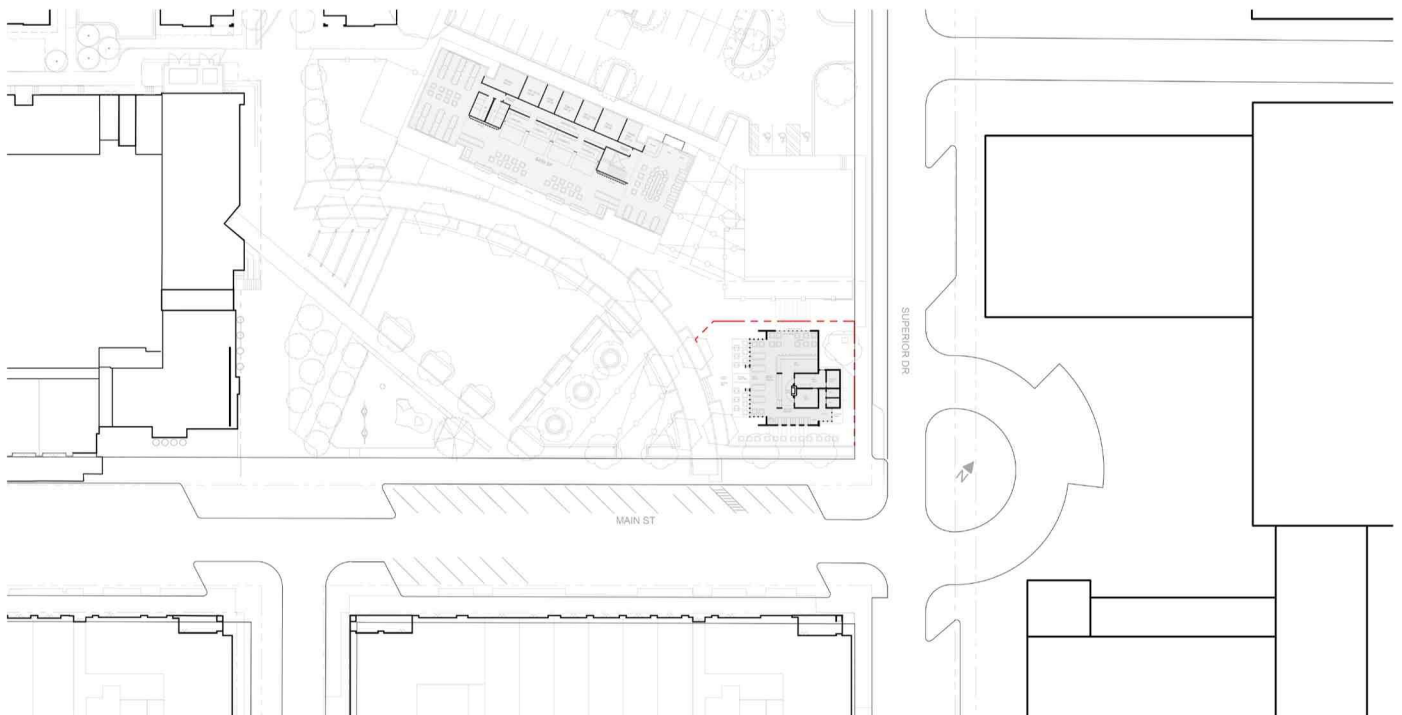
Located in Minneapolis’ historic Harris Machinery building, Malcolm Yards features nine food concepts, a self-pour tap wall, and a 17-batch cocktail bar. It supports emerging chefs and fosters community in the Prospect Park neighborhood.

BLOCK 7 DEVELOPMENT: SITE

LCM ARCHITECTS

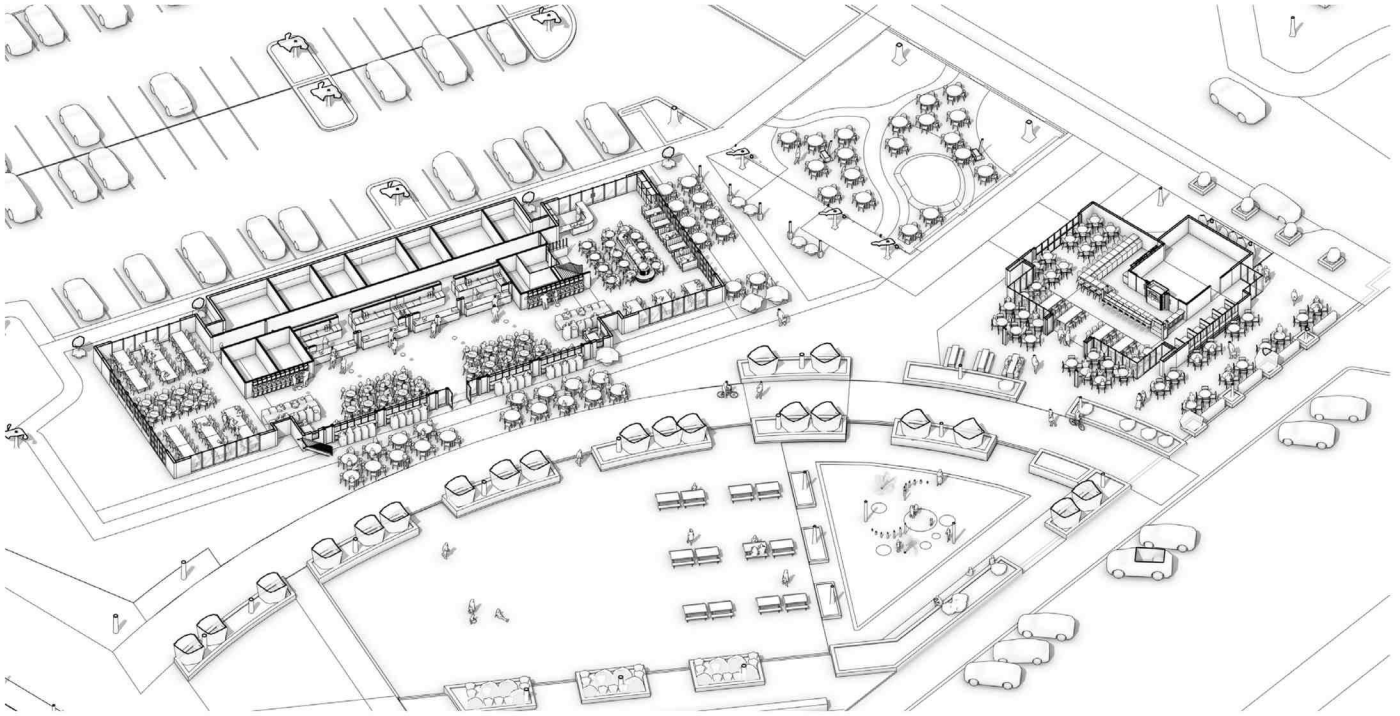


SITE PLAN



BLOCK 7 DEVELOPMENT: AXON PLAN

LCM ARCHITECTS



AERIAL RENDERING



SUPERIOR MARKETPLACE



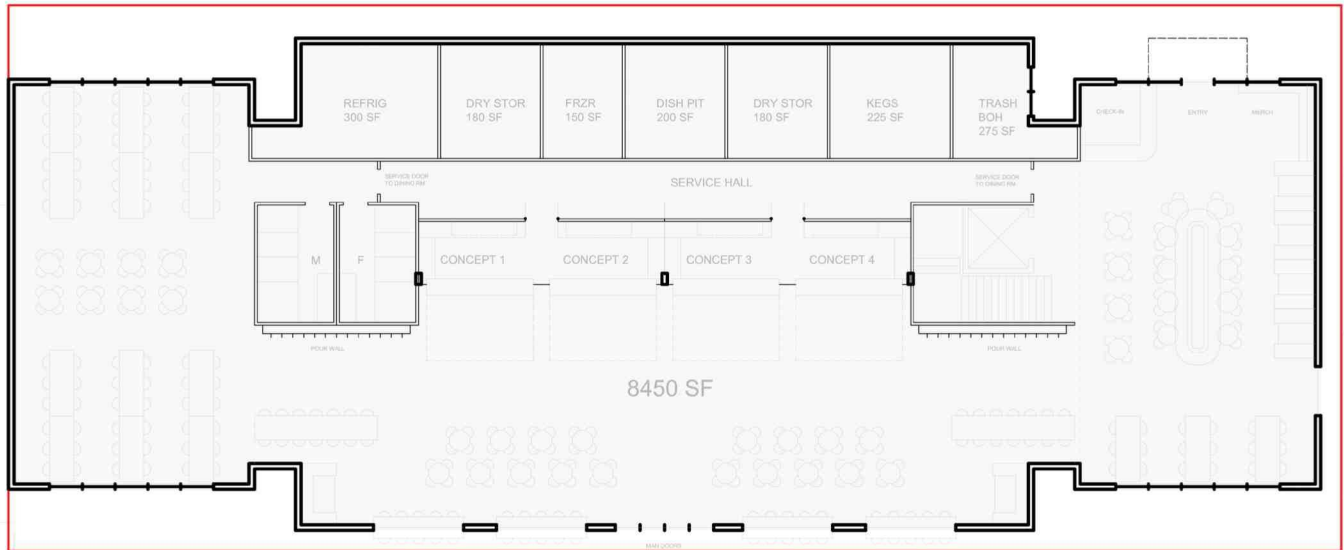
SUPERIOR MARKETPLACE

The Marketplace

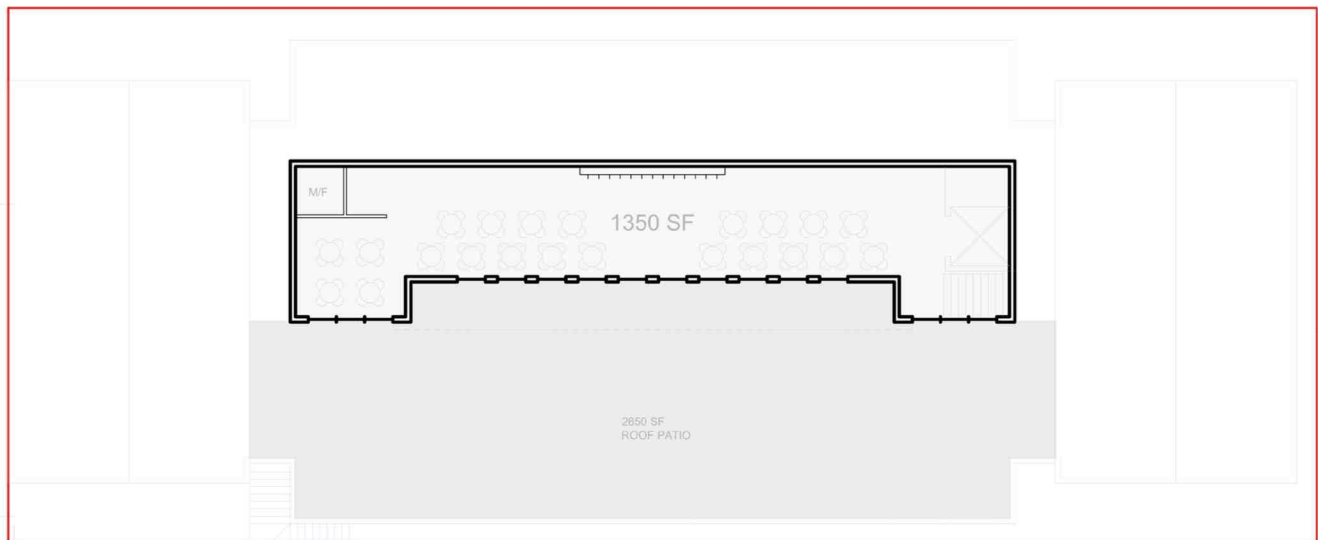
is a dynamic dining destination led by Mark Shaker and Stanley Concepts, LLC—pioneers of Colorado’s food hall movement.

Featuring four rotating food bays, a rooftop with mountain views, and a self-serve beer tap wall, The Food Hall combines convenience with culinary excellence. Guests enjoy high-quality, globally inspired cuisine through a streamlined ordering and pickup system. Inspired by proven food hall and watch party models, it’s a vibrant, family-friendly hub drawing crowds from across the Front Range.

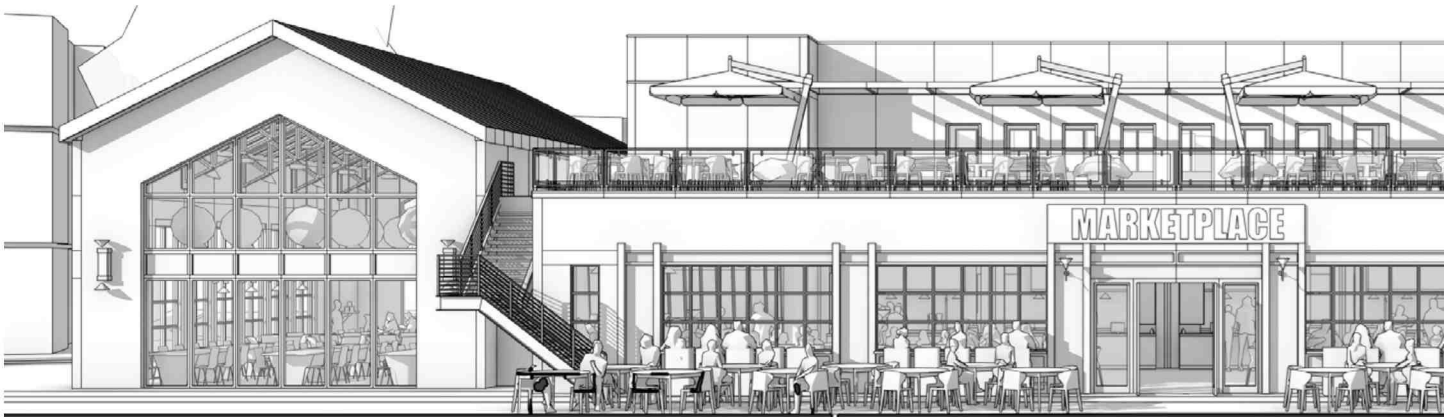
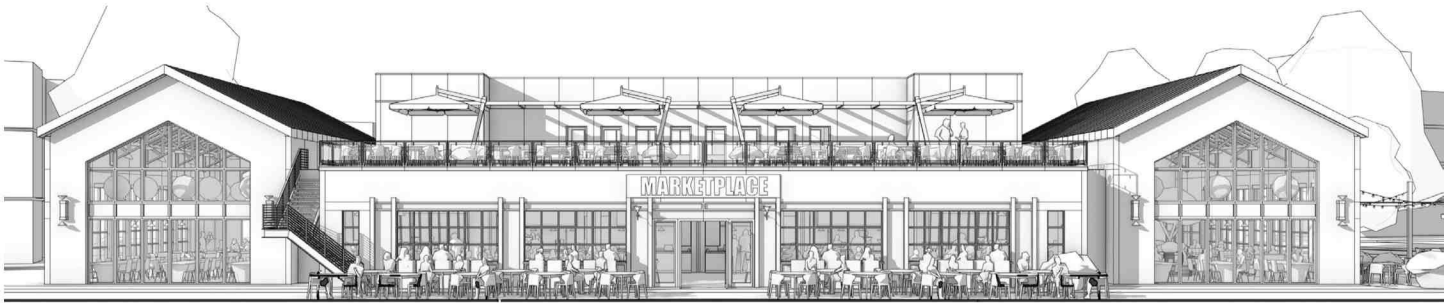
MARKETPLACE GROUND PLAN



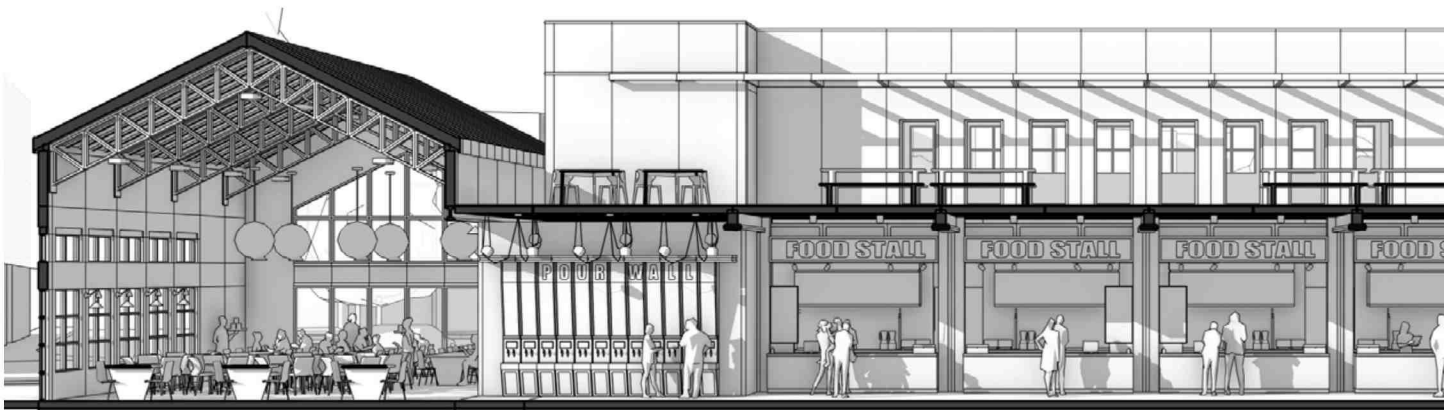
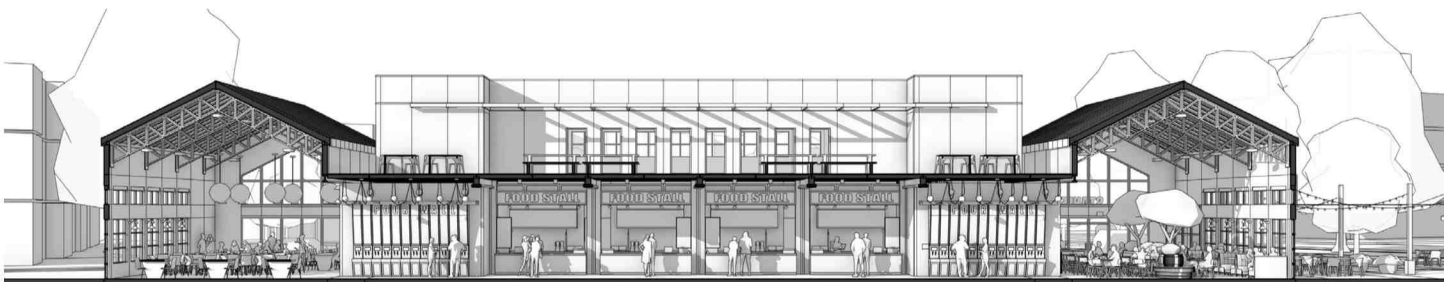
MARKETPLACE ROOFTOP



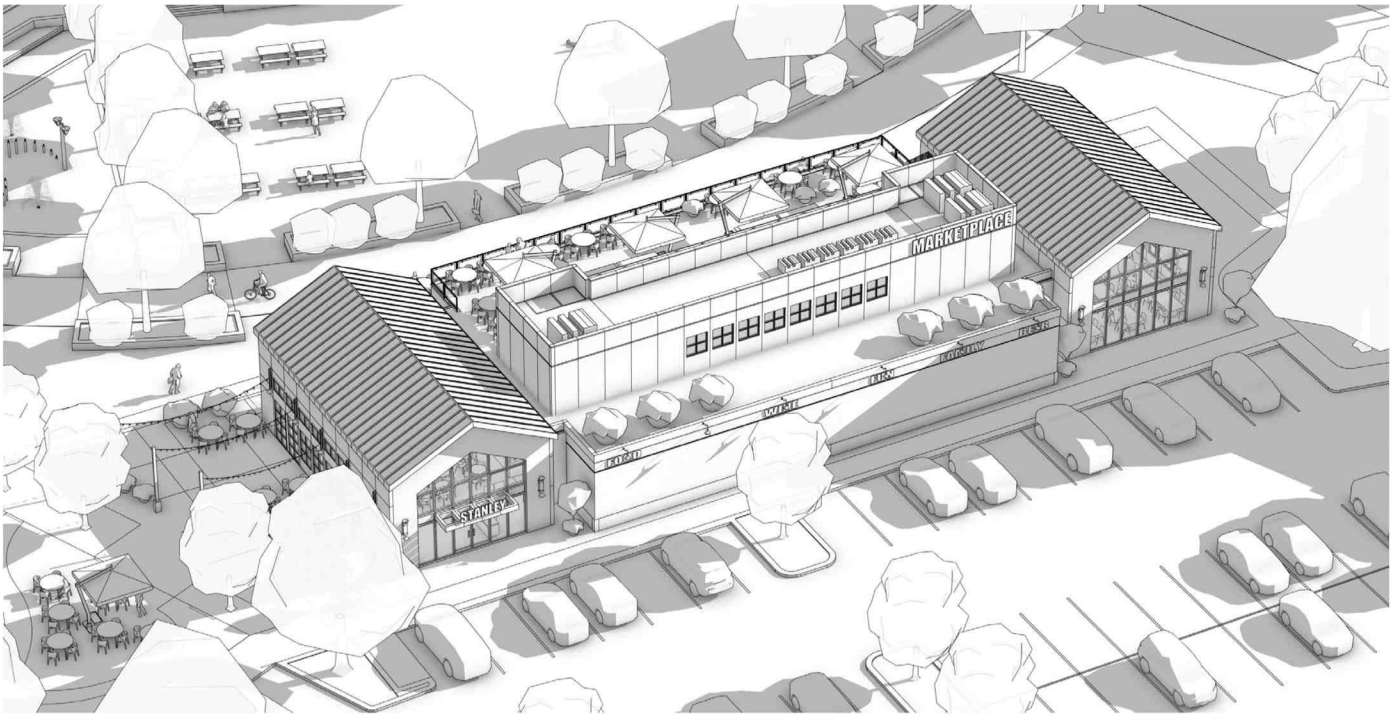
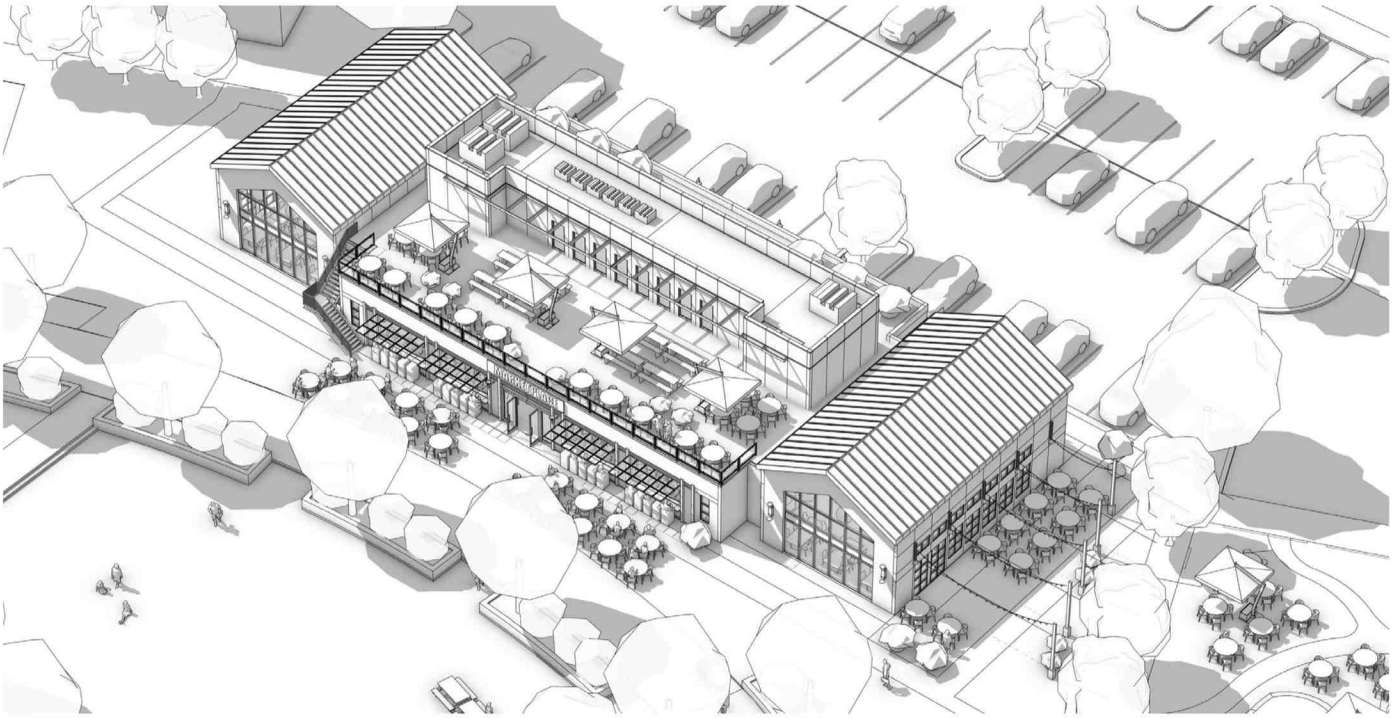
MARKETPLACE E-W SECTION



MARKETPLACE E-W SECTION



MARKETPLACE AXON DIAGRAM



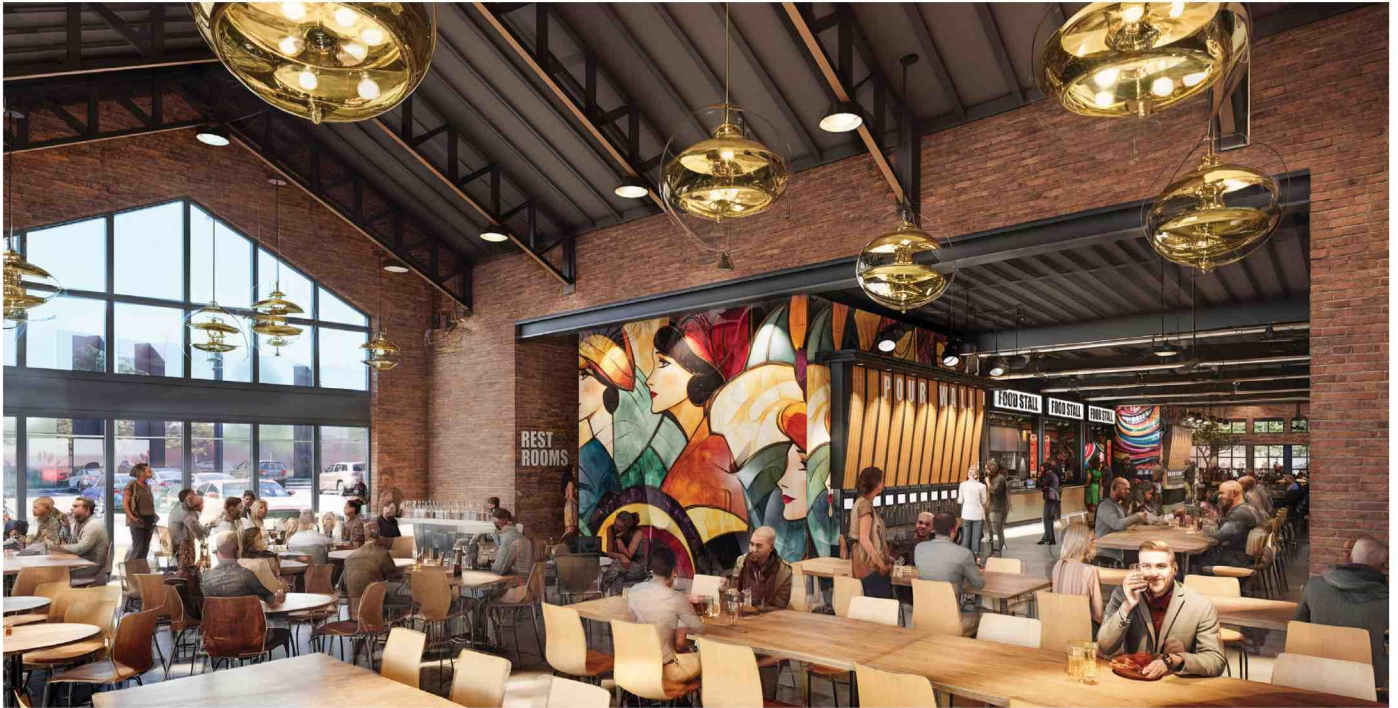
MARKETPLACE PARK ENTRY AND FOOD



POUR WALL



MARKETPLACE BEER HALL



COMMUNITY GREEN



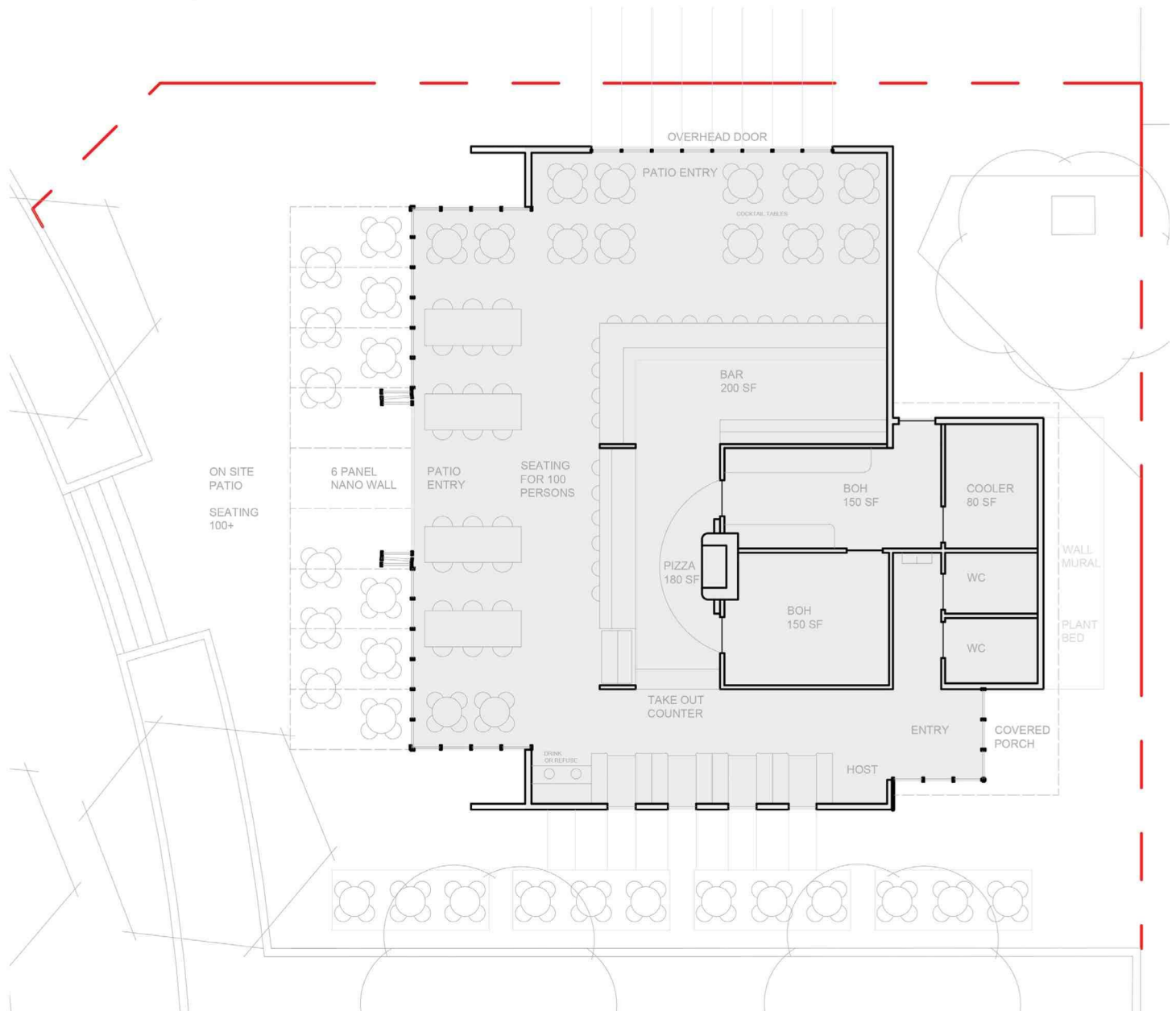
SUPERIOR PIZZA PARLOR



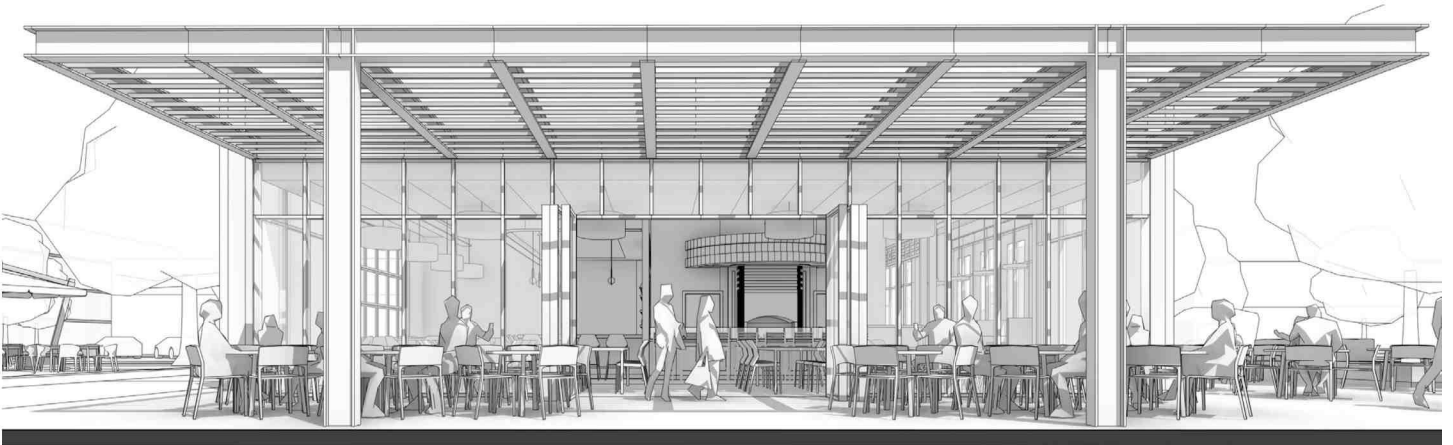
The Pizza Parlor

A full-service wood-fired pizza bar in Superior, CO, inspired by Colorado's vibrant pizza scene. Featuring locally sourced ingredients, craft cocktails, and rustic-chic décor, it offers a lively, personalized dining experience. Unlike the adjacent self-serve food hall, The Pizzeria adds a complementary, sit-down option to the Downtown Superior entertainment and F&B zone.

PIZZA PARLOR GROUND PLAN



PIZZA PARLOR WEST ELEVATION



PIZZA PARLOR SECTION



PIZZA PARLOR STREET CORNER ENTRY



SOUTHWEST PATIO



PIZZA PARLOR INTERIOR RENDERING



PIZZA PARLOR ENGAGING THE SPLASH PAD



SUPERIOR DOWNTOWN BLOCK 7

AREA FUNCTIONS - FOODHALL

Concept	Dish Pit	Kegs	Frzr	Refrig	Dry Store	Trash	Elevator/Stairs	Concepts (4)	Bathroom (2)	
Foodhall (4)	200	250	40	75	100	225	225	230	160	
	1	1	4	4	4	1	1	4	2	
Total	200	250	160	300	400	225	225	920	640	
						1350	Level 2 SF			
						8450	Level 1 SF			
						9800	Total SF	6480	3320	Total SF
								Floor Seating	Back of House	

AREA FUNCTIONS - PIZZA PARLOR

Concept	Dish Pit	Kegs	Bar	Refrig	Dry Store	Pizza Oven	Elevator/Stairs	Concepts	Bathroom (2)	
Pizzareia (1)	75	75	200	80	150	180	0	0	60	
	1	1	1	1	1	1	0	0	2	
Total	75	75	200	80	150	180	0	0	120	
						2400	Level 1 SF			
						2400	Total SF	1520	880	Total SF
								Floor Seating	Back of House	



ITEM NO. 5

INFORMATION FOR MEETING OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: Project Update – North and South Pool Public Engagement Summary and Preliminary Cost Estimates for North Pool

MEETING DATE: May 12, 2025

PRESENTED BY: Jordan Hayes, Project Manager
Leslie Clark, PROS Director
Representatives from BRS

PRESENTED FOR: Update and Discussion

BACKGROUND:

The Superior North Pool and South Pool are both in need of renovation and updating. The Town Council approved the agreement with Barker Rinker Seacat Architecture (BRS) to design North Pool and to conduct full assessments of both North and South pools at the March 10, 2025, Town Council meeting. BRS completed the assessments and presented the summary information to the Town Council on April 28th.

As part of the design process for North and South Pools, BRS conducted meetings with pool user groups on April 15 and a Public Open House on April 16, to engage residents in the design process and solicit input on priority wants and needs for each pool. In addition, a public survey was published to collect input from all Superior residents, including those who may not have been able to attend the open house. BRS has come up with some preliminary cost estimates for North Pool to consider, as well.

PROJECT SCHEDULE:

March – July 2025	Design
April	Public Engagement
May/June	CM/GC Procurement
June – August	Preconstruction by CM/GC
August 2025 – May 2026	Construction
May 2026	Pool Reopening for 2026 Season

ATTACHMENTS:

1. Survey Responses Report
2. Presentation
 - Pool User Group Meeting & Public Open House
 - Preliminary Cost Estimates for North Pool

2025 Pools Survey

SURVEY RESPONSE REPORT

12 August 2019 - 30 April 2025

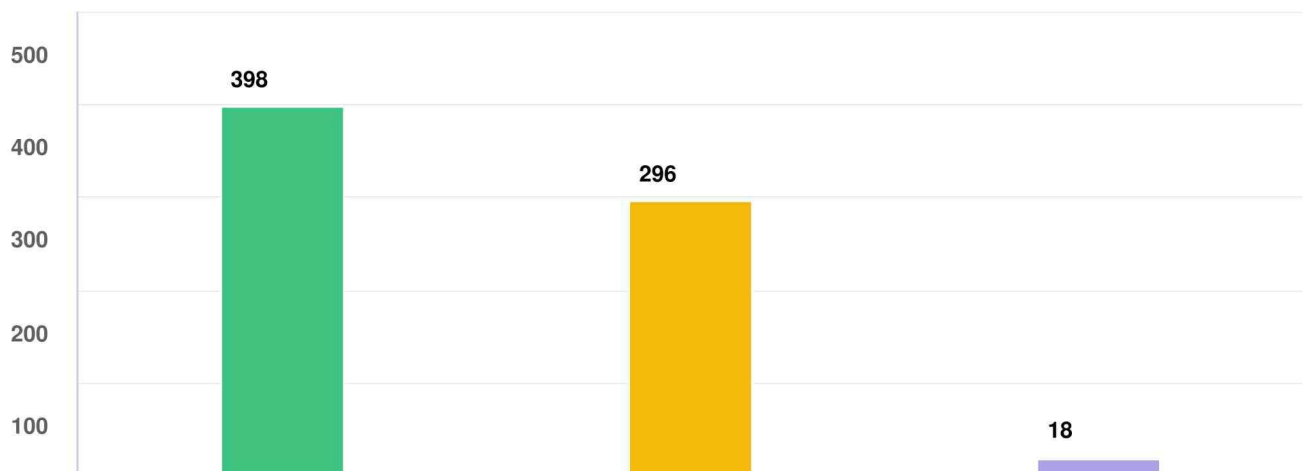
PROJECT NAME:

North and South Pool Renovations



SURVEY QUESTIONS

Q1 Which Town pool do you primarily use?

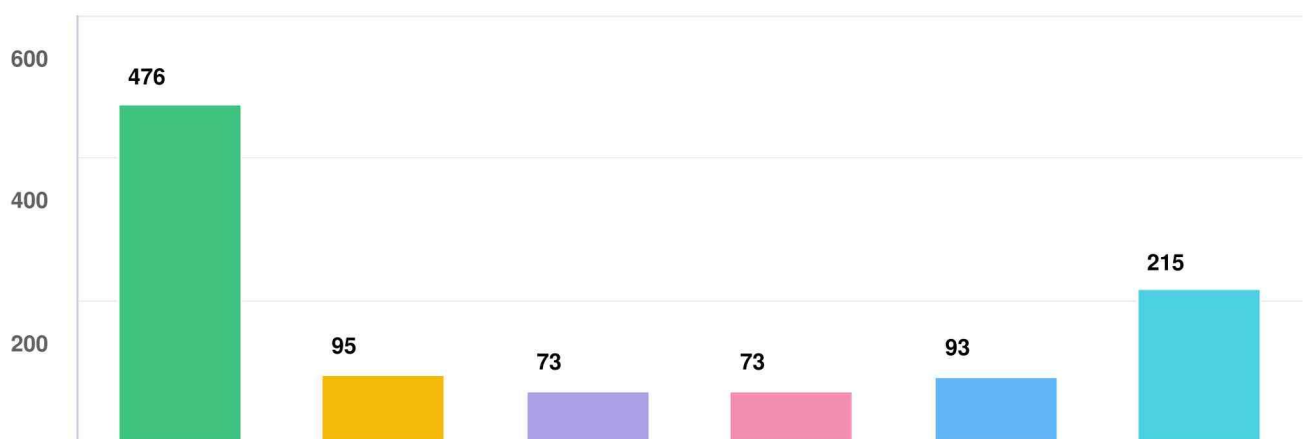


Question options

● North Pool
 ● South Pool
 ● Neither

Optional question (670 response(s), 1 skipped)
Question type: Checkbox Question

Q2 Why did you select this pool as your primary pool?

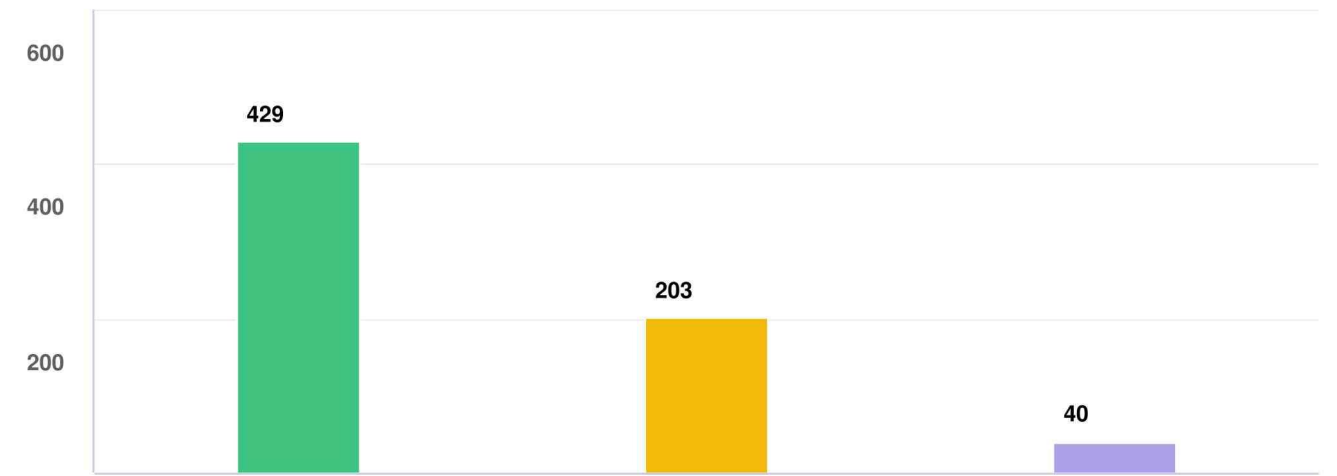


Question options

● Location is closer to home
 ● Zero depth entry
 ● Climbing wall
 ● Connected to playground
 ● Shade
 ● Other. Please specify.

Optional question (662 response(s), 9 skipped)
Question type: Checkbox Question

Q3 Which pool is closest to your residence?

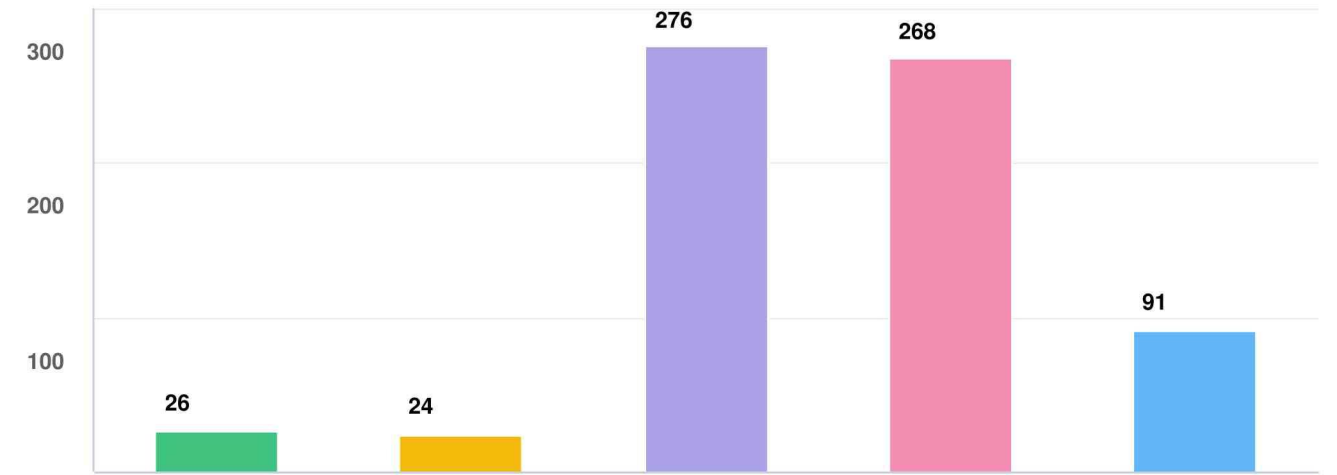


Question options

North Pool South Pool Similar Distance

Optional question (667 response(s), 4 skipped)
Question type: Checkbox Question

Q4 What is your age group?

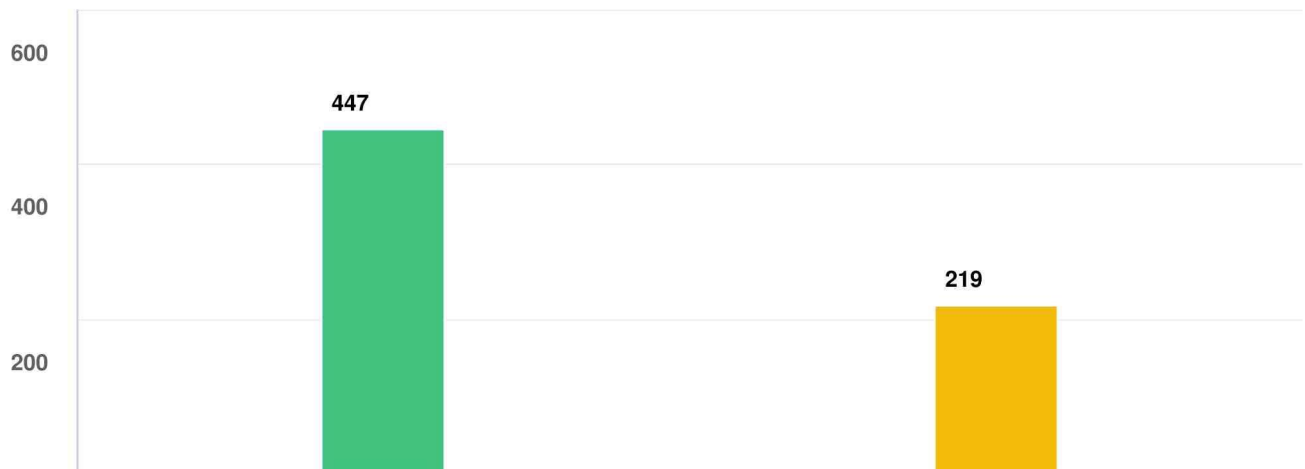


Question options

Under 18 19-30 31-45 46-60 61+

Optional question (668 response(s), 3 skipped)
Question type: Checkbox Question

Q5 Do you have children 18 or under in your household who use a Superior pool?

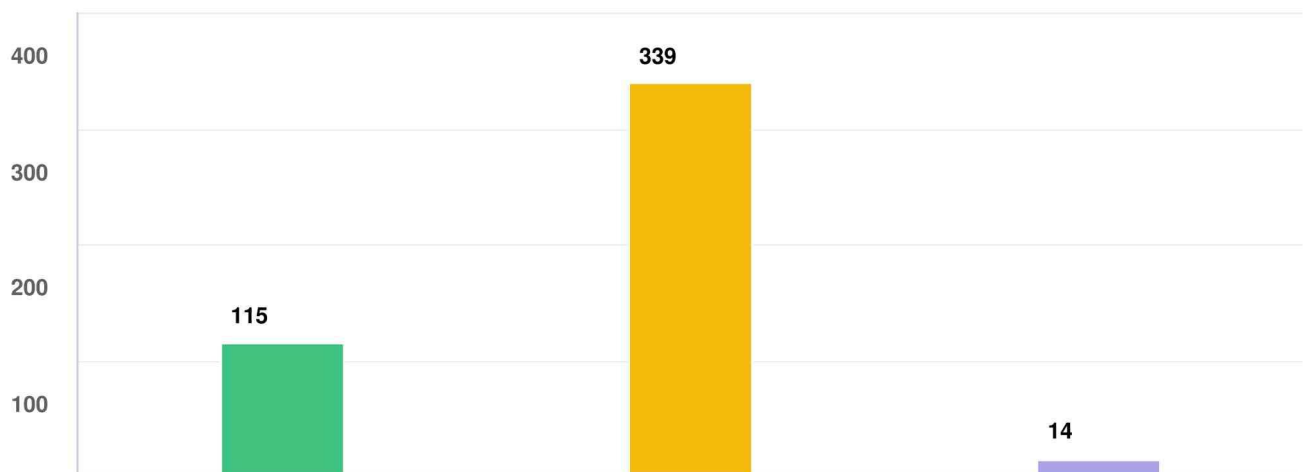


Question options

Yes No

Optional question (666 response(s), 5 skipped)
Question type: Checkbox Question

Q6 If you have children who use a Superior public pool, how many?

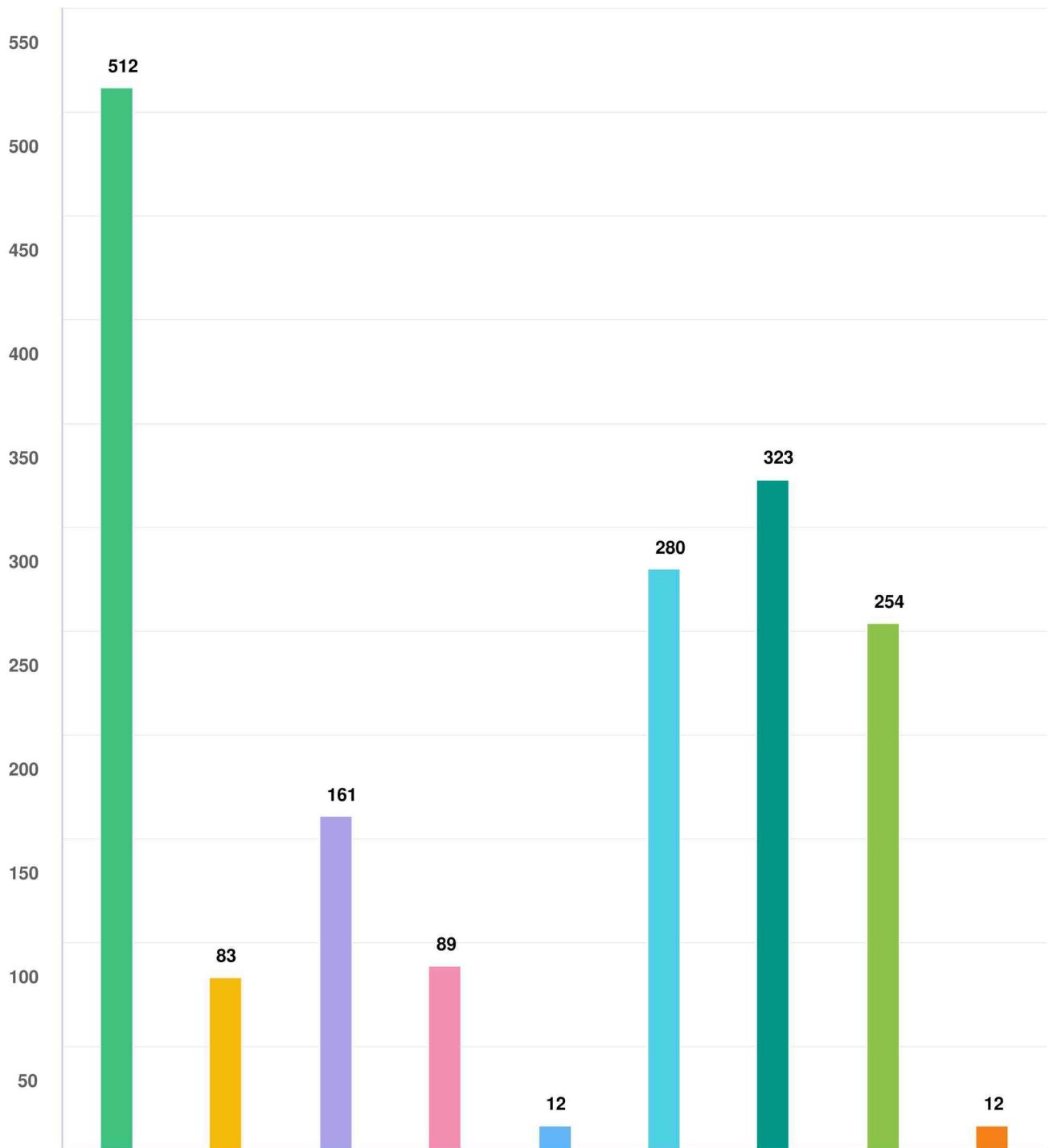


Question options

1 child 2-3 children 4+ children

Optional question (467 response(s), 204 skipped)
Question type: Checkbox Question

Q7 What do you primarily use the pool for?



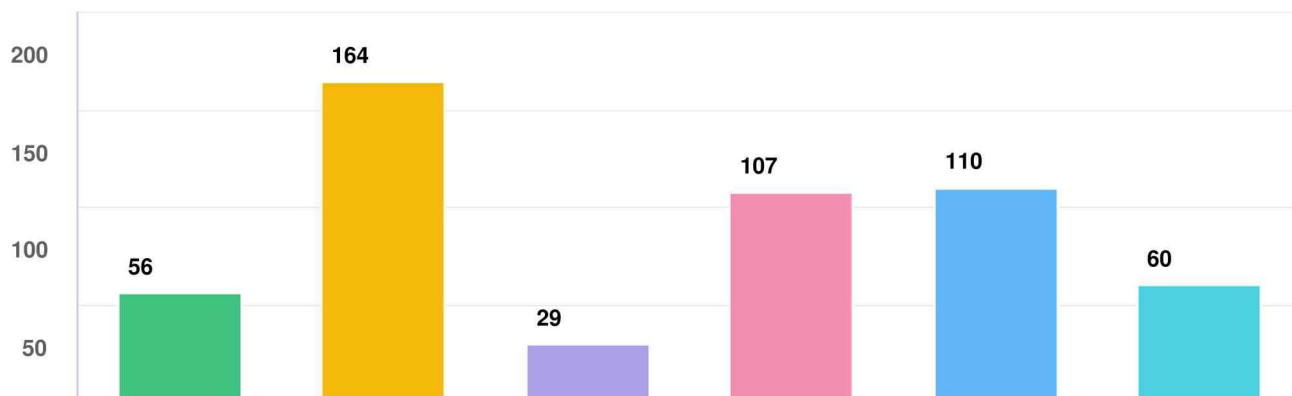
Question options

- Recreational swimming
 ● Swim lessons
 ● Swimming for fitness
 ● Swim team
 ● Water aerobics or similar program
 ● Family activities
 ● Relaxation
 ● Socialization
 ● Other (please specify)

Optional question (662 response(s), 9 skipped)

Question type: Checkbox Question

Q8 If you do not use North Pool, what are the main reasons?



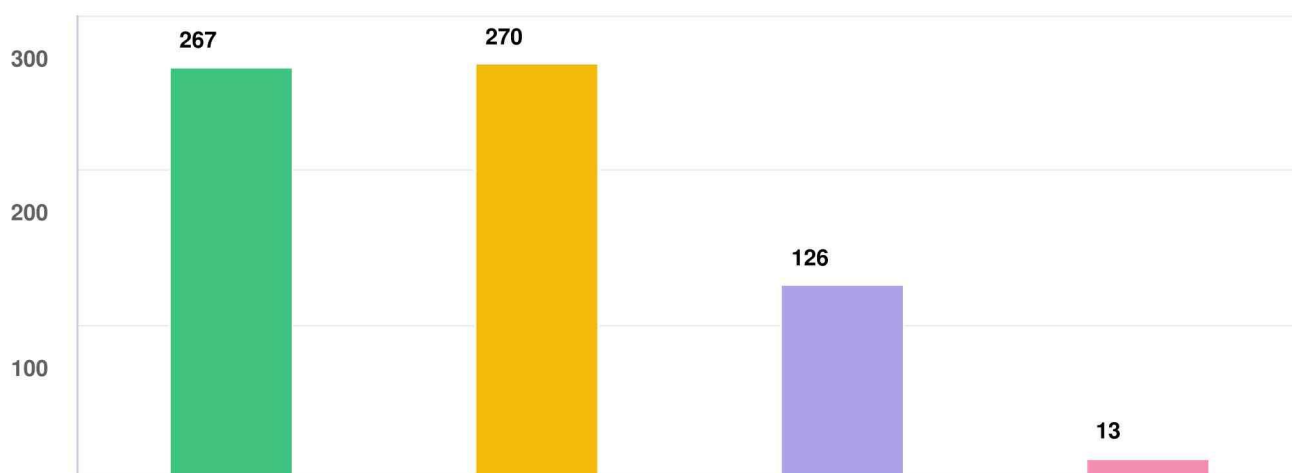
Question options

- Pool is outdated or in poor condition
- Lack of amenities (diving board, slide, not enough shade, zero depth)
- Hours of operation do not fit my schedule
- Distance from my residence
- I/my family prefer using South Pool
- Other (please specify)

Optional question (354 response(s), 317 skipped)

Question type: Checkbox Question

Q9 How often do you or your household members use your primary pool?



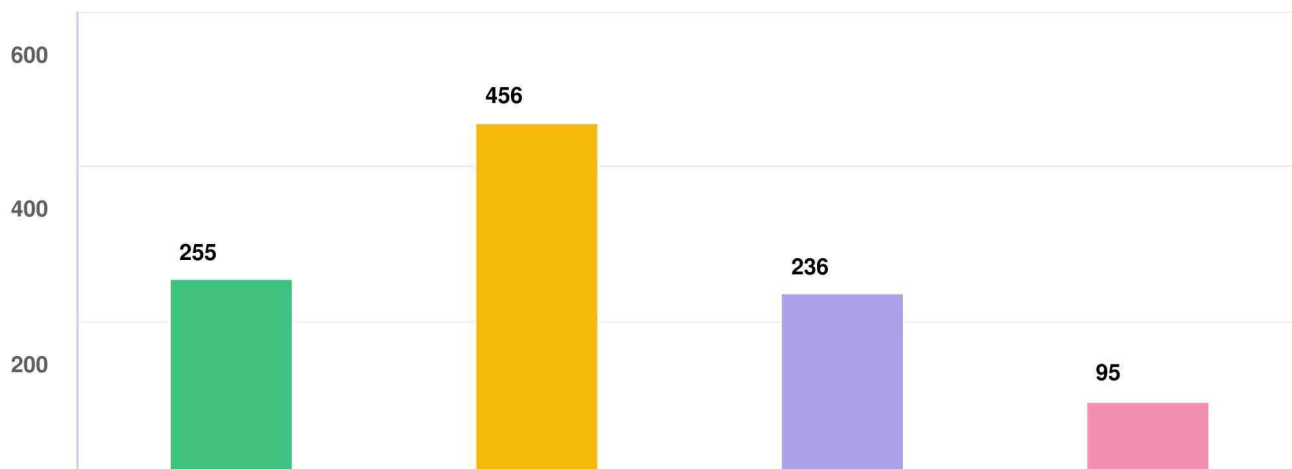
Question options

- Frequently (several times a week)
- Occasionally (a few times a month)
- Rarely (a few times a year)
- Never

Optional question (668 response(s), 3 skipped)

Question type: Checkbox Question

Q10 What time of day do you/your family typically visit your primary pool?



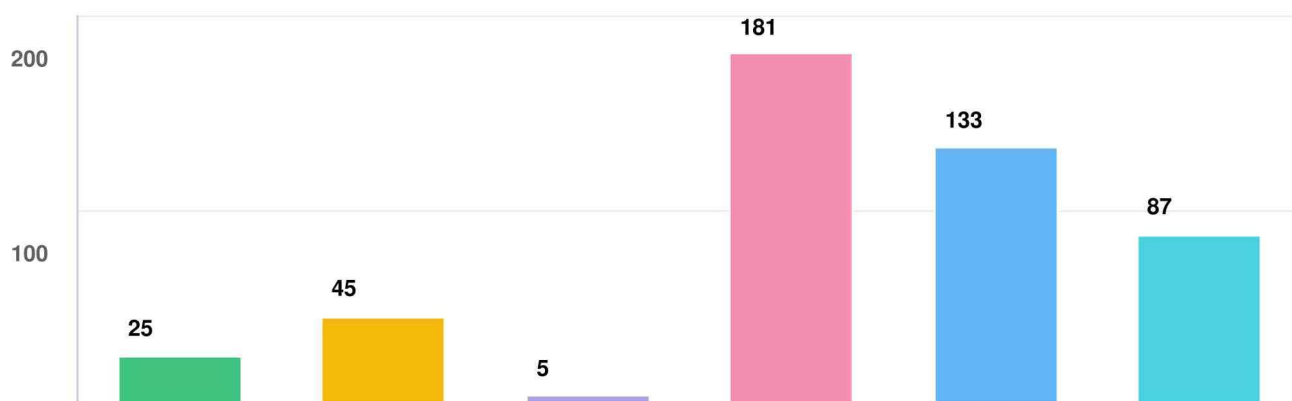
Question options

● Morning
 ● Afternoon
 ● Evening
 ● Weekends only

Optional question (655 response(s), 16 skipped)

Question type: Checkbox Question

Q11 If you do not use South Pool, what are the main reasons?



Question options

● Pool is outdated or in poor condition
 ● Lack of amenities (diving board, not enough shade, not enough lap lanes)
 ● Hours of operation do not fit my schedule
 ● Distance from my residence
 ● I/my family prefer using North Pool
 ● Other (please specify)

Optional question (356 response(s), 315 skipped)

Question type: Checkbox Question

Q12 What improvements would you most like to see at your primary pool? (Please rank your choices with 1 being your top priority)

OPTIONS	AVG. RANK
More shaded seating areas	2.76
Expanded swimming areas	2.89
New water features (slide, diving board, climbing wall, splash pad, zero depth, poolside games)	2.90
Lounging and gathering areas	3.70
Improved locker rooms and restrooms	3.79
Water aerobics or fitness classes	4.83
Better accessibility for people with disabilities	5.55

Optional question (643 response(s), 28 skipped)

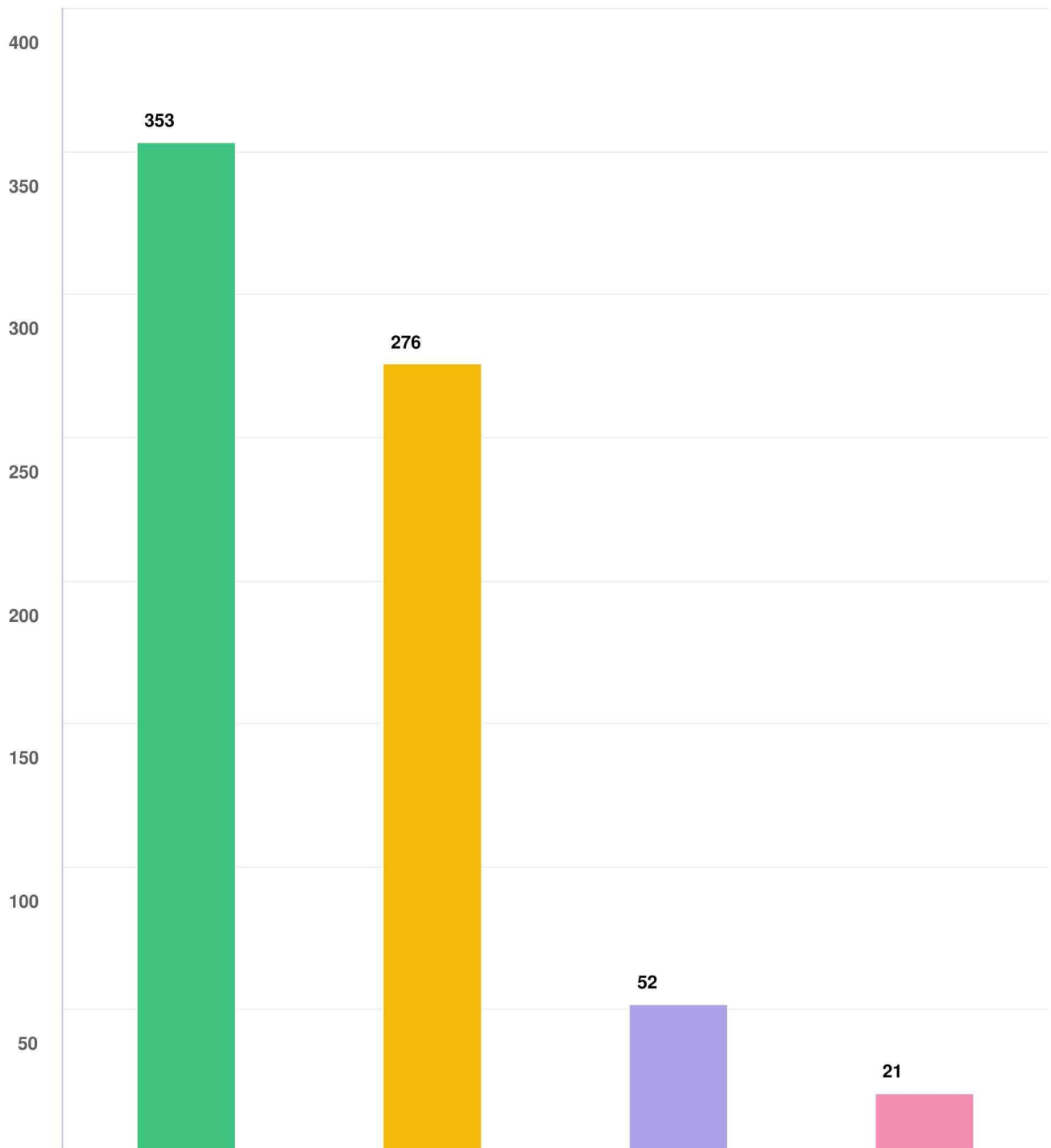
Question type: Ranking Question

Q13 What new water features would you/your family most like to see at your primary pool?
(Please rank your choices with 1 being your top priority)

OPTIONS	AVG. RANK
Water slide	2.63
Swing or zip line into pool	3.28
Diving board	3.50
Splash pad	4.00
Shallow play area/Zero depth entry	4.11
Climbing wall	4.51
Basketball hoop	4.51

Optional question (537 response(s), 134 skipped)
Question type: Ranking Question

Q14 Would you or your household be interested in using North Pool outside of the summer months (spring or fall) if it were properly heated?



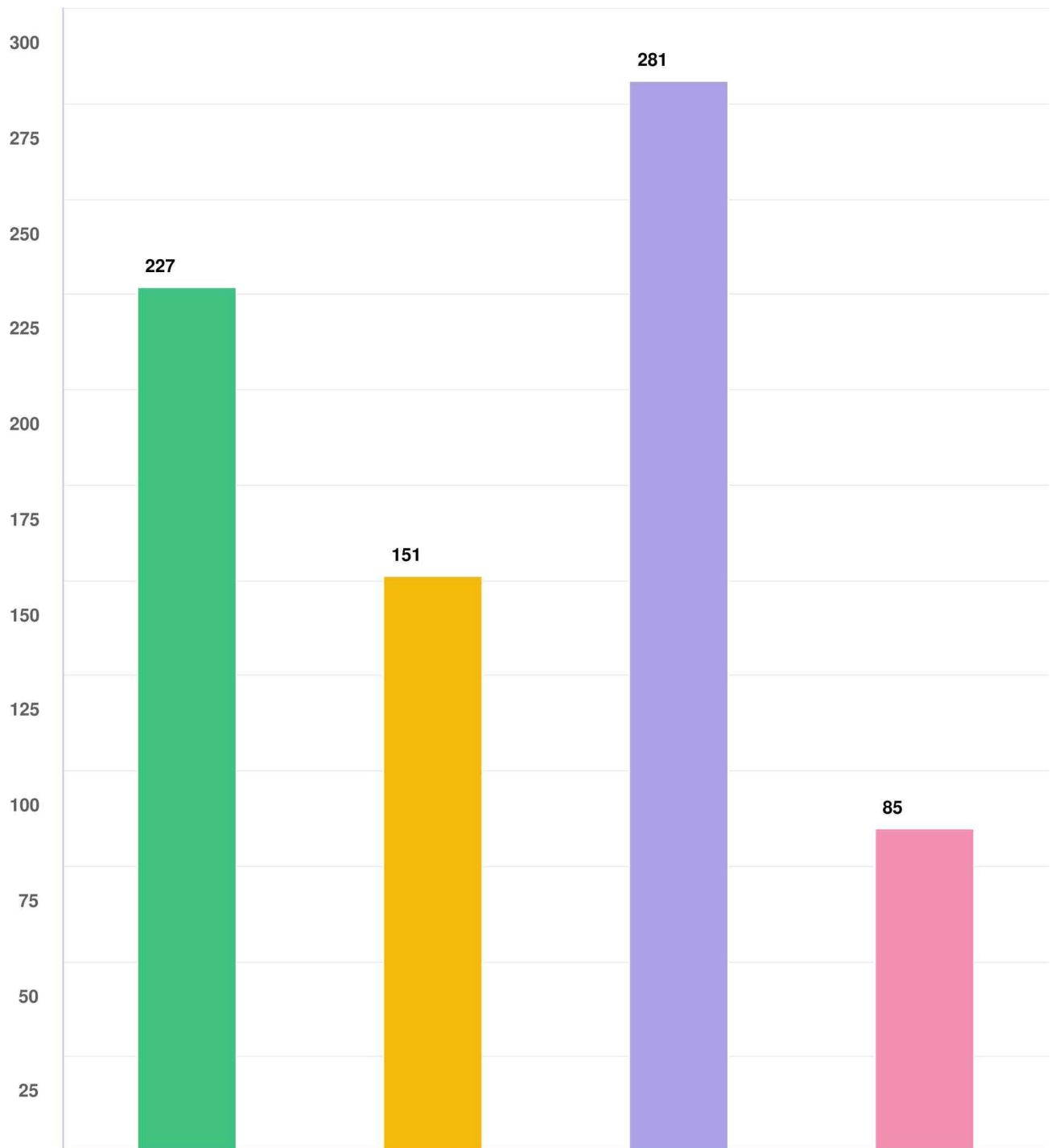
Question options

- Yes, we would definitely use it in cooler months
- Maybe, depending on how warm the water and facilities are
- No, we would only use it during the summer
- Unsure

Optional question (667 response(s), 4 skipped)

Question type: Checkbox Question

Q15 Would you be willing to pay a fee to use the North Pool during an extended season?



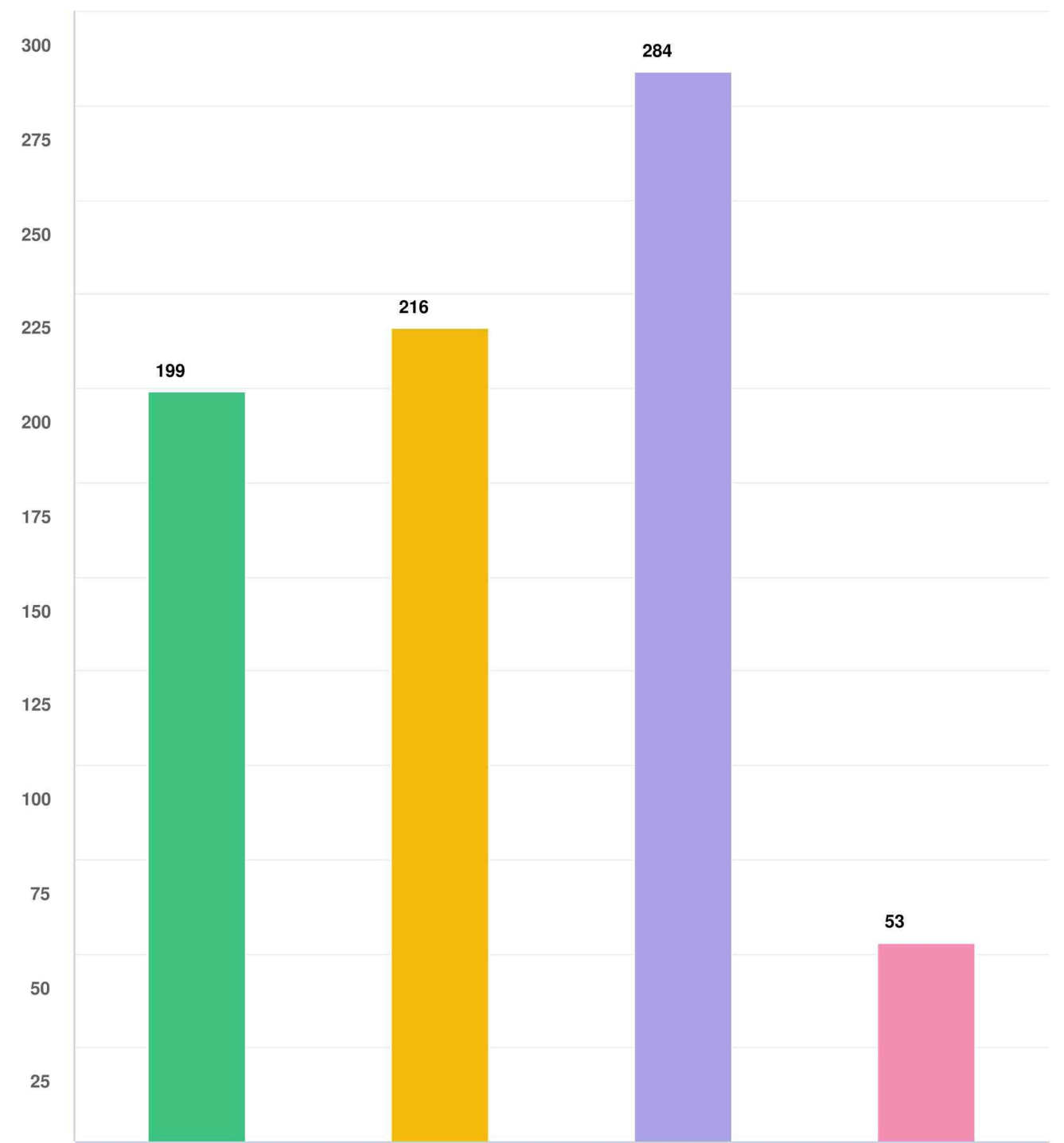
Question options

- ☒ Yes, I'd be willing to pay a daily entrance fee to use North Pool in extended spring or fall seasons
☒ Yes, I'd prefer a seasonal pass option ☒ No, I think the pool should remain free to residents in the cool seasons ☐ Unsure

Optional question (665 response(s), 6 skipped)

Question type: Checkbox Question

Q16 What additional programs or events would you like to see offered at the pools?



Question options

- Swimming lessons for all ages
- Water aerobics or fitness classes
- Family swim nights or themed events
- Other (please specify)

Optional question (516 response(s), 155 skipped)
Question type: Checkbox Question

Q17 | Do you have any additional comments or suggestions for renovations at your primary pool?

Zach

4/16/2025 05:31 PM

The current zero depth entry at North could use some work, if you made that better keeping it zero entry and maybe adding little kid slides and make sure it actually works, because it often doesn't. In my opinion south is a much better place for little kids and we should separate them, adults and older kids can go to north and younger kids should be at south because the entire pool is already dedicated to them.

Calvin

4/16/2025 05:35 PM

I hope that the north pool stays a more adult friendly and quiet pool and I would love to see a diving board at North. I personally think that the way south is designed is specifically for kids and that's the one they like more so if I were to improve it I would add more pool space and a splash pad.

Zach

4/16/2025 07:45 PM

Keep north pool chill, especially for older swimmers

Mutetre

4/16/2025 05:52 PM

I would love to see year-round access to the North Pole with a cover. I think a hot tub and sauna would be excellent for the early and late season. A diving board or the obstacle course that was shown the ninja course would be cool. I like having the North Pole a little more focused on adults and teens and the South Pole focused on younger kids and teens.

LGalloway

4/16/2025 06:01 PM

I really love the tree shade there, it's very peaceful and relaxing!

AudreyB

4/16/2025 06:11 PM

The North Pool is often monopolized by the flyers swim team. It's an issue for us and I would not be in favor of renovating the north pool so that it becomes a training facility for a team that cannot accommodate a fraction of the kids who live in the neighborhood. Before any renovations take place, I would like to know how this team will use this specific pool. We are often unable to use the pool due to practice and meets. I'm surprised this survey in no way addresses this issue.

elle

4/16/2025 06:37 PM

Please, please, please DO NOT add slides, mushrooms, splashing things, or more concrete to the North Pool. Please keep the lovely trees and grassy area! Except for maybe some improvements to the

baby area, the North Pool is perfect as is. NOT EVERY POOL NEEDS TO BE A THEME PARK!!! Thank you.

timwnitram

4/16/2025 06:48 PM

The South Pool has a great family feel to it, I would love to see the main swimming pool enlarged, on busy days it gets really crowded. The kids wading pool is very popular but adding a splash feature (dump bucket and water cannons, and small slide) would be really fun for the little kids. I think having a new larger slide or maybe a tall and a short slide with a run out could be a lot of fun. A larger climbing wall would be fun. Enlarged grassy area and more shaded table and seated areas would be a bonus. Also the attached playground could use an upgrade. Not sure if this is out of scope but a lazy river feature would be a lot of fun.

Ellen B

4/16/2025 07:44 PM

North Pool needs more kid-friendly activities to balance the swim lanes. I'd like to see a kid's playground / splash pad and an easy outdoor shower to rinse off kids. Although I am pro year-round services, I could easily see low attendance in the pool in cooler months and that would make it tough to justify staffing/heating bills. A nice balance could be a section with a splash pad / water playground & restrooms that could be used year-round on those warm days in the cooler months. A year-round bathroom is a must to get rid of the port-o-potty in the parking lot as the town offers these at many parks but does not have one at the adjacent "green" playground by the North Pool.

James Hinkle

4/16/2025 08:27 PM

As our child has grown up our pool usage has shifted. When she was little, we used the South Pool more for the zero depth area and waterslide, but we're glad to have a lap lane when you want to sneak some quick fitness in. Now that she is older and on the Flyers, we use North more and that has been great! I think the pools are a huge asset to our town and a much better use of our money than some other recent proposals. I know many neighbors would love to see a basketball hoop and a diving board. Having outdoor community gathering spaces for residents of all ages is critical and everything about our pools from the lessons when she was little to the flyers and places where kids can just hang out and be kids has been great!

Lihua

4/17/2025 09:09 AM

Refresh the shower/bath/changing room will be nice.

?

4/17/2025 09:09 AM

I have seen pool renovations take way longer than anticipated and the pool was not open the following summer. Whatever is chosen, making sure it's not too big of a project that it would take up the

following summer.

AmyWhitsell

4/17/2025 09:10 AM

Please, there is a beautiful simplicity and fun to a rectangular lap pool, even for recreational swimming. The south pool has nice features and the North Pool is GREAT AS IT IS. Water features add risk (being difficult to see around), increased staffing needs, maintenance costs, and get in the way of hosting swim meets. Superior choosing to have different focuses for each pool was a genius move for functionality.

Suzanne DeVenny

4/17/2025 09:11 AM

DO NOT expand the north pool by appropriating the tennis courts!!

Michelle

4/17/2025 09:11 AM

The south pool can sometimes be quite cold, so it would be nice to be able to have it a little warmer. Or having a hot tub or warmer wading pool somewhere if people need to warm up

mgkletzky

4/17/2025 09:14 AM

south pool- kids pool always seems out of order and so is the slide.

The

4/17/2025 09:17 AM

Keep north pool just as a pool. Allow swimming and lap swim. No need to add other water features.

Sean

4/17/2025 09:18 AM

The main building at the North pool needs to be renovated and expanded with new locker rooms and facilities. The pool needs a shallower area as well and could be expanded to a larger size.

ericabooth

4/17/2025 09:18 AM

The baby area needs to be ripped out. Scott Carpenter's play area, which is integrated with water, is fantastic. The hours are so late for the pool to open on the weekend.

allyson1286

4/17/2025 09:21 AM

I'd love to see the bottom of the south pool finally fixed so kids don't scrape their feet anymore also!

BNK

4/17/2025 09:22 AM

We love the North pool and would love to see some updates and renovations to make it more family friendly for young families and children!

AnnaN

I prefer to keep the pools for swimming rather than turn it into a water

4/17/2025 09:22 AM

park.

ranatrafusca

4/17/2025 09:23 AM

I know this is a long shot but my #1 dream for the south pool would be a hot tub.

Naya

4/17/2025 09:24 AM

Water slide for older kids, climbing wall, hot tub area @ the North Pool. Thanks.

Sapna Brahmanandam

4/17/2025 09:24 AM

Heated pool especially in Colorado would really be a big incentive to use the pool more often!

SenorBlanco

4/17/2025 09:25 AM

The north pool needs to remain with capacity for swim meets and teams. The current kids pool is not great, could easily be improved. The unique nature of the mature, close trees to provide some shade in the afternoon hours is so desirable.

KPWoodruff

4/17/2025 09:26 AM

I like that the south pool is a play pool in the north pool is a lap pool. I wouldn't want to lose that.

Chihoko

4/17/2025 09:31 AM

We would love to upgraded pool by summer! Our kids go there almost every free afternoon time in summer. Heated pool in fall/spring will be amazing too, especially if they offer swim lessons. We can't get in to Louisville rec center swim lessons, because we are not resident (we are always on the waiting list). Please offer some swimming activity in the fall / spring time.

Christel

4/17/2025 09:31 AM

Main interest is lap swimming availability

AnthonyMyers

4/17/2025 09:34 AM

A high dive on a high platform was added to the pool in my prior neighborhood, which also had a drop slide, and that was a big hit. Something to consider. A lazy river around the pool would be something else to consider, though I suspect it might be cost prohibitive. A hot tub for adults is never a bad thing. Feel free to contact me with any questions.

Rich

4/17/2025 09:34 AM

A restaurant vendor area. Having only a vending machine currently is lackluster.

TimJJSmith

4/17/2025 09:34 AM

I'd love to see more lap swimming.

Carrie

4/17/2025 09:35 AM

Make it Baby Safe. For All Kinds. And. They need Adult Section. No
Scream Kids of Any Age and Teens

BAlexander

4/17/2025 09:36 AM

Currently during the summer, both pools are not open to the public
until the late morning / early afternoon. I would love if the pools were
open earlier to the public during the summer, at the very least on
weekends. Thanks!

Caroline

4/17/2025 09:39 AM

We live closest to the North Pool, but often go to the South Pool
because of the zero depth. My kids are little so the North Pool isn't
very kid friendly. I'd love to see zero depth or a splash pad. Ideally it
would be just as kid friendly as the South Pool but with different
amenities. In regards to the locker rooms, I would love to see them
all be family friendly single stalls. Also, it would be nice to have a
single restroom with a door on the outside so that the people playing
tennis could use the bathrooms years-round.

TracyT

4/17/2025 09:40 AM

More chairs and recliners, better areas for relaxing and gathering, fun
amenities as described above. The community pools should include
and welcome all ages, not just the youth.

cualquiera

4/17/2025 09:43 AM

It'd be awesome to have a hot tub next to the pool

Ted

4/17/2025 09:44 AM

Encourage the town to reach agreement with local swim clubs to pay
for access during offseason times to defray cost of operation for year
round North Pool.

Sminichi

4/17/2025 09:47 AM

Don't renovate during summer months

Vikas m

4/17/2025 09:51 AM

Offer more swim lessons for kids

Osulaxxer0

4/17/2025 09:53 AM

The Colorado sun is intense. More shade and specialized walking
surfaces would be great. More seating is also needed. Maybe add an
EV charger at the pool parking lot with the upgrades

Myer

4/17/2025 09:59 AM

I'm old. My kids are gone. I'm interested in swimming a few laps just a couple of times a week. Thanks

Talha

4/17/2025 10:00 AM

How about better vending/food choices?

JT

4/17/2025 10:03 AM

I feel there is a missed opportunity for revenue by not having a tuck shop/snack bar. Standard items could be for sale instead of being made accessible via a vending machine that sometimes doesn't even dispense items. As a parent, I've always wished there was a snack bar even something basic similar to what is set up during swim meets.

mewi2671

4/17/2025 10:05 AM

Would LOVE to have a hot tub!!

Haley

4/17/2025 10:06 AM

Would love for the north pool to be more family friendly and have more kid friendly activities!

Emily Nekimken

4/17/2025 10:08 AM

It would be great to have an option for all 4 seasons (ideally an indoor facility, but at a minimum a heated outdoor pool).

Amanda Vaughan

4/17/2025 10:10 AM

Hot tub!

Lynntrax

4/17/2025 10:10 AM

Prefer south pool to be more kid focused and north pool to be more adult focused

Nikita Kataria

4/17/2025 10:10 AM

Plant trees for shade and extend hours till the season is warm

Noelleruss5

4/17/2025 10:17 AM

Family dressing rooms would be great if space allows. Warmer temps in the south pool. An area for diving board or just jumping into deep water

Sam Rosner

4/17/2025 10:20 AM

No

ZJ

Make the water warmer please- most kids and adults are not lap

4/17/2025 10:23 AM

swimmers and the current water temp is set to lap swimmers. I'm a lap swimmer and even for me it's too cold. Often I see kids shivering with blue lips and it's not necessary to have water that cold especially at North Pool. All the neighbors around me mention the same thing.

Jdf88

4/17/2025 10:32 AM

I love lap swimming and would appreciate more designated times for that, even if early in the morning.

resident

4/17/2025 10:33 AM

I placed my preferences for slides and other additions for the North pool based on my preference of the 3rd choice of the indoor pool area. Slides and a few amenities for recreation would be great, but not making it into a water park. I think the North Pool's greatest asset is being one of the few meter pools in the area which would most likely attract many organizations to rent over the winter months. A splash pad and zero entry pool would be great as an upgrade to the children's pool area, not the big north pool. I prefer the most expensive renovation to the North pool just because putting millions into a pool for 3 months seems wasteful. Having had 3 competitive swimmers in our family while they were growing up, the need for more indoor winter lanes is pretty extensive. Putting the money into making a year round pool opens it up to rentals to many organizations such as high schools, masters programs, year round swim teams, special olympics, lessons, fitness programs, the list is endless. A list that could help offset some costs for the pool. Adding a slide, much like the other town rec programs

DG

4/17/2025 10:47 AM

I don't think Superior needs climbing walls or zip lines, etc. Also no diving board because of possible law suits. Just replace the pool and emphasize swimming. I think Superior should require users to buy a pass. It shouldn't be free.

BrittanyBaisley

4/17/2025 10:47 AM

Would love to have a high quality snack bar with wine/beer, smoothies, etc., plus lunch/dinner offerings and/or food trucks

LDonaldson

4/17/2025 10:49 AM

We love both pools, however North is best for the older kiddos, while South is best for the younger kiddos. Would like to see this continue.

J

4/17/2025 11:04 AM

Maximize opportunities and space for lane swimming

Brian Y

4/17/2025 11:04 AM

Would like to see Swim Team continue to use North Pool and make sure it meets their needs to run a full swim meet.

Jessicaschnitzer

4/17/2025 11:22 AM

Water also needs to be warmer on the cooler days. It's not fun for kids when the water is too chilly

miles1hoffman

4/17/2025 11:47 AM

Themed events during the afternoons.

Monicad

4/17/2025 12:06 PM

Early Morning lap swim hours, that isn't Masters

Renee

4/17/2025 12:08 PM

Hot tub!

Sally Lewis

4/17/2025 12:22 PM

Better control of children in the pools. Life guards are not vigilant enough. Parents should be required to stay with younger children.

Nova461

4/17/2025 12:31 PM

I definitely think that the North Pool needs to be more "fun." Right now it feels like the South Pool is the fun pool, and the North Pool is the lap/competition pool. There are lots of kids on the north side of town who would love to have more things to 'do' at the North Pool...and with increasing population pressures on the north side of town, this demand will only increase.

gloriaurrea22

4/17/2025 12:33 PM

I would love the idea of having the North Pool open during the whole year. We currently go to the pool at least once a week but currently have to rely on the Louisville Rec Center. Although I would love to have the pool free all seasons, I will be happy to pay a fee to use our own pool and support our town.

kmenzie

4/17/2025 12:57 PM

Really hope the jets and drains can be reconfigured so the jets are less powerful and the drains aren't at the end of the lanes where racers turn and finish.

REALTORJerry

4/17/2025 12:58 PM

North Pool; more socially engaging activities for adults to engage in. Socials, movies, local business sponsored events. Is their a permit available for food & limited alcohol at the pool?

RNW14

4/17/2025 01:48 PM

Cheaper option to allow for non-residents to go to the pools. Certain members of our family use the pool. It would be nice to have the option for a non-resident to go to the pool on behalf of the family

members not going to the pool.

Lbyther

4/17/2025 01:58 PM

The cost to all the residents

Andrea

4/17/2025 02:05 PM

Expanded swim area would definitely be nice

Noreen

4/17/2025 02:11 PM

How about weight lifting room and/or fitness class space? Any chance one of the pools could be salt water? Regarding using the North Pool during an extended season, I am not sure if this means fall and spring or all year round - my response would differ if it was all year round, meaning I want an enclosed pool like the Louisville or Boulder rec centers. Thanks for considering community input - look forward to seeing the recommendations.

Brigitte

4/17/2025 02:31 PM

The bathroom stalls in the women's locker of the north pool are tiny. I am a small person and struggle to get in. Perhaps, at a minimum the stall doors could swing out. Please keep the north pool a lap pool. This is a great value since we have two pools, keeping one more for laps.

Angela.alter

4/17/2025 02:49 PM

I'd use the north pool in the winter if it were covered

Vickie

4/17/2025 02:56 PM

Biggest thing is to fix that section of the bottom that has a big hole in it.

szabel

4/17/2025 03:09 PM

Thank you for taking the time to thoughtfully improve our pools! They are an integral part of family life and community in superior!

Reswanso

4/17/2025 03:18 PM

I would love to see an option for year round use. Either an indoor pool, or a bubble for the winter.

lisamum

4/17/2025 03:28 PM

I think the town has done a fabulous job, especially during difficult periods of staffing to keep these pools up and running. I appreciate it!

Meg

4/17/2025 03:40 PM

It's great for the lifeguards to have an outdoor space with sun coverage as they do hear. The feedback I get from all the guards (I have two daughters who are lifeguards) is that they love the north

pool because when they are off the stand they can still be outside but in the shade. The little kids that live close to the north pool would like a bigger kiddie area. I think everyone could benefit from more shady areas. I love being able to lap swim at this pool. My kids LOVE being on the swim team and being able to practice here for that. It is a huge community sport and meets are great community events - I hope we can keep fostering this and help to grow this community sport. I know that the swim team always wishes that they had more lanes... And we love the shady set up for meets so that we can run a great concession and help to fund the team each year. Thanks!

logrie

4/17/2025 04:03 PM

It would be nice if one pool was kept as a standard, no-frills pool so the aging population can enjoy a calmer atmosphere. My main concern with the North Pool currently is that the entire inside of the pool needs a new surface because it's rough on the feet.

Kasia

4/17/2025 04:53 PM

Lazy river, hot tubs, dedicated lap pool, dedicated heated recreational pool, splash pad, saunas. The Louisville and Lafayette rec centers are both great examples. As well as boulder ymca and flatirons lifetime. We primarily use the Lifetime pool due to large area dedicated to zero depth as well as fountains and grotto for noise dampening/relaxation.

Skonopelski

4/17/2025 04:57 PM

I would love the north pool to be saline and more geared for the swim teams and meets, events and lap swimming . The locker room really needs a renovation with enlarged toilet stalls, individual showers and more space for getting changed. Should also include a bathroom that could be accessible year round for tennis players.

Susan O

4/17/2025 05:36 PM

It is a great resource to have a lap swimming pool near our house.

hartmannkl

4/17/2025 05:46 PM

Water Running fitness class - prefer am prior to work (7am)

Heather.hine

4/17/2025 05:52 PM

Please discontinue the lap lane at the south pool. The pools width is narrow and the lap forfeits space for kids and families to play. It's often unused and those wanting lap swimming can easily go to the north pool. Most importantly, crowding the open play area means it's harder to identify distressed swimmers. Please remove the lap lane or only put it in at specific low volume times. Thanks.

Greg Wilson

4/17/2025 06:23 PM

I love the trees around the North pool esp. on east side that provide a bit of shade for sitting and blocking the road , would hate to lose that "feel". If possible any pool expansion should re-plant trees a 2 foot deep section would be nice pool would be nice but that creates kid safety issues we overwhelming use North but kid enjoys South pool ammeneties , we would go to South more often if it was a lot bigger (i.e. like a regular swimming pool)

Orcisbear

4/17/2025 06:56 PM

We need to have an exercise room with weights, weight machines, and other equipment. Actually, it is embarrassing that we do not have a Rec Center like every other communities around us.

jarettmessaging

4/17/2025 07:24 PM

Opening earlier in the morning would be great since it's so hot by afternoon. More shade would be great also.

tmfairbanks

4/17/2025 07:27 PM

If major renovations are planned (e.g. year round access) consider adding a room with exercise equipment.

Christy

4/17/2025 08:59 PM

Waterslides, diving boards, and heated water to both pools!

Derek

4/17/2025 09:33 PM

The Zipline / swing supporting an adult weight would be appreciated.

Superior Swim!

4/17/2025 10:41 PM

Could easily add a water slide at the south pool near where the current one is (lots of dead space around that) which then opens up that side of the pool for other activities.

Lauren

4/17/2025 10:47 PM

The water feature in the South Pool shallow end is way too loud - I can't hear my toddlers, and they are afraid of it (I rarely see anyone playing under it too). Instead, a slide that 3-5 yr olds can climb up and down without help in a shallow end would be fabulous. The spraying/splashing water you see at other pools looks nice, but most 1-7 yr olds don't like getting sprayed in the face with water, and I end up just having to shelter them from it and get sprayed myself. The small splash pad-type water that shoots up gently from the ground is good though. Keep the zero depth entry and slide too! The small pool at the Louisville Rec Center is a good model for features that we would like to see at our Superior pool.

HarryPotter

I think the pool is pretty great. Sometimes it'll be pretty dirty. I don't

4/17/2025 11:27 PM

want to see it turn into a crazy splash pad/waterslide. Laps and relaxation. The trees add into this :-). It has great natural shade, you've invested in the table seating. I've noticed lap pools thoroughly enjoyed, and people going there are quiet and to themselves.. you have 2 pools that serve 2 different purposes, keep the kids at the south pool, update/add fancy climbing walls there. Superior also has DINKS who are not about the screaming crotch goblins running amuck... Kids are about 30% of the population in Superior... You got 2 pools. Play that angle for either pool. Don't make them the same. Update the North bathrooms/amenities. Maybe a new pool vacuum, heat it (don't know how viable a solar heater is for the size of the pool - expensive startup, but could pay for itself quickly). Add aerobics classes. Swim lessons. Bam. Reinvented pool. Google: Age distribution [Superior, CO] estimates from 2022 show 5.5% under age 5, 27.4% under 18, 6.62% from 18-24, 30.8% from 25-44, 26.3% from 45-64, and 7.92% 65 or older.

Kimberly

4/18/2025 05:30 AM

This survey doesn't get to the heart of the improvement options. It's poorly written, to be honest, and hard to decipher options between the two pools. Also (& as sn example), classes could be offered now & have nothing to do with capital improvements. If I can offer suggestion, it would be to re-do this with an outline of options being proposed for each. As an example, The south pool locker room is fine; north is not. This survey is too muddled between the two. There are also swim team type improvements that could help continue to draw people to our pools ; as and maybe even rent them out).

ZWhitmore

4/18/2025 05:44 AM

We would like north pool to be more family friendly

Mreuter

4/18/2025 06:25 AM

Let's add hot tubs / saunas. I think they would be used! Could also be used during expanded seasons. I don't want to see hoops, ziplines, diving boards etc. keep the pools for swimming and swim teams. Thank you!!

Melissa

4/18/2025 06:33 AM

A key or access to swim laps in off hours Outdoor rinse shower Kid focus play areas separate from main pool North is nice and good approach for our community, no need to overdo

ZAE

4/18/2025 06:52 AM

North pool water temp should balance for swim team and leisure use. Currently it is too cold for leisure use the kids are always freezing and don't like that pool because of it. Better accessibility for swim meets should be considered with expanded pool deck/ paving areas

opening to the west with a gate added for swim meet days. To the green slope next to it. A waterslide or rope swing would attract more kids to use it in the summer.

ashley2244

4/18/2025 06:56 AM

A year round accessible bathroom from the outside of the pool would be great. Also expanded opening time, ie opening earlier in the season and remaining open longer in the year, even if just for weekends

erinrain

4/18/2025 07:34 AM

I love the grass and trees surrounding the North pool area, it's a much more lush and relaxing environment that buffers the traffic noise compared to South Pool. So I hope they keep as much of that landscaping intact as possible, don't love the idea of it extending back to take out that nice tree privacy and shade cover separating it from McCaslin.

Kate

4/18/2025 08:15 AM

please leave the north pool as it is. We have the south pool with all the bells and whistles and "stuff" and the north pool that is just wide open for creative play and has lots of space for kids to hang out.

Maddie

4/18/2025 08:30 AM

I think that there should be a proper guard office for the North pool or at least better seating options fo the lifeguards at that pool. Working long days there while sitting at a picnic bench for part of your shift hurts your back.

EMD

4/18/2025 09:12 AM

The water is too cold at the South Pool for swimming lessons. We've gone elsewhere for lessons for that single reason. Would love to do lessons here instead!

Mark

4/18/2025 09:23 AM

You could add a weight room and hot tub

Jess

4/18/2025 11:52 AM

I would love to see both pools open earlier in the morning for open swim times. For young kids it currently opens just before lunch and naptime and doesn't fit with many people with young children's schedules.

powersss2

4/18/2025 12:34 PM

Our community is very child centered, which is great, but we have to keep in mind that people without kids deserve to use common spaces too. We cherish relaxing by the pool with an occasional swim or wade, but so often the pool is inundated with screaming, splashing

kids and people playing their music loud enough for others to hear. And because of swim teams, we can't access the pool until the hot hours of the day. I've waited my whole life to be able to live in a place like Rock Creek and worked hard to be retired, now I would like to just have a little relatively peaceful pool time. (We do use ear buds, but it only helps so much. Also, please please please replace and upgrade the lounges. More semi shaded areas too. Thanks!

John

4/18/2025 02:44 PM

I would like to see a larger aquatics center built in place of what presently exists.

Rob Welch

4/18/2025 03:07 PM

Appreciate the walk-in at the South pool. The kiddie pool needs some upgrades and more activities.

Heather Baukol

4/18/2025 03:47 PM

A hot tub would be super awesome as well.

Katrina

4/18/2025 04:22 PM

A hot tub would be great!

Monis

4/18/2025 05:30 PM

Rentable party gazebos

Laura

4/18/2025 05:36 PM

The North Pool and the summer swim team are an important part of the experiences of our family when our children were 7-18 years of age. The team provided more than consistent exercise- our children made lifelong friends and felt connected to the town of Superior because of it. Considering how to maintain or expand the swim team is important when making changes to the pools.

pjargon

4/18/2025 06:53 PM

Some wind protection would probably help it feel not so cold too

mollyhoss

4/18/2025 08:33 PM

Would love a lazy river or interactive water features in the baby pool. The mushroom/umbrella thing is really loud and kind of scary for my little kids. It would also be nice to have a tiny slide for littler kiddos.

avsfan

4/18/2025 08:52 PM

Please ensure that any work results in a safe pool. My toddler's feet got a lot of cuts after the renovations this past summer.

mjpaul

4/18/2025 10:07 PM

Bottom and sides of the pool surfaces need to be smooth

Jeff & Shannon Cote

4/19/2025 05:59 AM

Not willing to pay additional fees-we already pay HOA and increased taxes

linblakely

4/19/2025 10:11 AM

Things to keep in mind for the North Pool: *The Flyers sell food at each meet. We use a large grill and our concessions are set up underneath the building overhang. We access the kitchen as well. Having access to the kitchen and a shaded place to sell food is important. *We run extension cords/internet cords from the inside of the office to the southwest side of the pool where we set up the timing system and four folding tables with computer equipment, printers, and network gear. Having a better way to access electricity/internet would be nice. *Shade at both ends of the pool lanes would be awesome! We set up A LOT of tents to keep kids in the shade while they wait for their events. *The womens restroom is poorly designed. We end up leaning way over the toilets just to be able to close the stall doors... they're just too small. Meanwhile there's a huge square of empty space in front of the sinks. *We would like a larger shed. We play Tetris to get all of our pool, concessions, and timing equipment in and out of the shed. *A lockable swing gate between the pool area and the grass hill to the north would be ideal. Blocking off access to a baby pool during swim meets would be ideal as well. Thanks!

Michele Weingarden

4/19/2025 10:12 AM

I would love to see our pools have more of a welcoming, resort-type vibe that made them more enticing to spend time lounging and enjoying these outdoor spaces. I like the addition of fitness classes for adults and would really like to see a snack shack or cafe which could encourage older kids to hang out and enjoy summer together. Music would make the space more festive And a bar could be fun in the evenings or on weekends for adults to enjoy! I see a lot of neighborhoods have more of a resort style space with amenities which makes the whole experience more modern and welcoming. I also suggest warmer water in the pools!

MWJ

4/19/2025 11:26 AM

I would love for either, or both, pools be open to adults only during the weekdays once the kids are back in school in mid-August rather than being closed.

Csandkuhler

4/19/2025 11:59 AM

Diving board would be great, even a high dive. Wish the pool would stay open past Labor Day, it's always so warm in Sept.

Dan

4/19/2025 12:24 PM

Open earlier

erin.hinkle

4/19/2025 01:40 PM

Our main priority for our pools is that they are safe, clean, and open throughout the summer with no extra cost to Superior residents.

aatwell

4/19/2025 05:31 PM

Year around services, keep some shade, make one pool super fun for kids and families and have one that offers more fitness focus.

lkvasnicka

4/19/2025 06:11 PM

Would love to have water fitness classes at both pools in the early mornings or the evenings.

lishki5050

4/20/2025 11:06 AM

Keep zero entry

MH2467

4/20/2025 05:45 PM

Please heat the pool to a reasonable temp, even in the summers. Would even be willing to pay to ensure heated for all. Per my 7 year old, he would like the slide to connect to the zip line.

ccodylrd

4/21/2025 05:48 AM

It depends how much the fee to use the heated north pool is.

cdixon

4/21/2025 06:23 AM

I think it works well to have one pool focused on younger kids and play time (south pool) with zero entry and climbing features, and keep the North pool focused on lap swimming. I like mock-up #1 for the north pool that converts the wading pool into a splash pad though. The main thing I would love to see would be making the north pool into ten lanes. That would be a great advantage for the summer swim team.

stsamuel

4/21/2025 07:00 AM

Enclose the north pool and the adjacent tennis courts and add a small workout area to create a year-round rec center.

Susan S

4/21/2025 08:23 AM

I wish we could have a lazy river. I hear there's one in Lafayette, but maybe we don't have enough space.

Bhrichar

4/21/2025 08:25 AM

Close the north and south pool and build a single, central pool on Town 15 site. Site could easily accommodate one large pool for both swim team/lap swimming and fun amenities. South Pool site could be converted to residential with 10-15 new homes being built and north

pool site could be converted to new Town amenity. Having one single pool would reduce long-term O&M costs associated with two separate pools.

LD

4/21/2025 08:38 AM

The South Pool seems to be used by a lot of families with young children (the zero entry and shallow area was important to us in that stage) and middle school kids (the 3-5 foot depth swim area is key for that age which is the stage we are currently in), but the overall space is small when considering accommodating both of those. As a parent I have appreciated different depth areas being separated by ropes as a visual cue for my children (when they were young they were told not to go past the first rope without a parent, and now that they're older they know that the rope between the swim area and the slide area at South Pool indicates a depth difference).

tkpuccio

4/21/2025 12:36 PM

Separate area for guards to lounge when off-duty.

JenG

4/21/2025 01:12 PM

There are a lot of empty nesters and older couples that live in Superior. It would be nice to have some adult only themed events in the evenings during the summer.

kleinemuis52

4/21/2025 01:13 PM

We should look at investing in a Bubble Dome like the YMCA has in Lafayette - they it truly becomes a year round facility.

Kat

4/21/2025 01:13 PM

Adult swim time at the end of every hour seems completely useless. I see maybe a single adult enter the pool during that time while families with kids are forced out into the cold kiddie pool. Longest 10mins of my life that risks giving a cold to my kids.

Sheila

4/21/2025 01:13 PM

Possibly a hot tub for adults

Rob

4/21/2025 01:14 PM

Yes, - ease up on the pool regulations and let people bring their own floatation rafts, etc.

pjbottomley

4/21/2025 01:14 PM

North Pool should not be entirely shut down for the private club swim team use. If the swim team continues to have extended season use not provided to the public, they need to bear the full cost including long-term maintenance that is required to make that available to them.

Lhconnelly

4/21/2025 01:16 PM

Hot tub jacuzzi

monutts

4/21/2025 01:17 PM

I believe that the pools should be accessible to all. Make entrance/exit from pool as easy as possible for those with limited mobility.

MIKE MULLER

4/21/2025 01:17 PM

I like the pool as it is currently. It's a nice pool.

CEM

4/21/2025 01:20 PM

North pool is a great swimming pool - I'd like to see the North Pool be more mature oriented and the south pool be more family/child oriented. An option would be to create 2hr "sessions" for the North Pool that are adult only.

ecii2ge

4/21/2025 01:21 PM

I would like to see the North pool available year round for masters swimming. Additionally I'd like to see the high school have the option to use/rent the pool for practice during their season.

Michelle

4/21/2025 01:23 PM

I like how our neighbors have a local swim team to join. Even though my kids didn't grown up here, they participated and it really helped keep them swim better.

marynewberry

4/21/2025 01:24 PM

We would love a simple snack bar, we don't always remember snacks and the vending machine is pretty limited. Maybe hot pretzels, slushies, snacks, fries, things like that.

GradyArnold

4/21/2025 01:25 PM

A place to buy food and drinks. A bigger water slide at the South pool.

odelld

4/21/2025 01:25 PM

A hot tub would be wonderful.

P

4/21/2025 01:29 PM

Pools should not charge fees for guests! We pay through our taxes. Allow a certain number of guest passes if we must be charged. Getting into the pools is like getting into ft Knox! Why would I go to a pool to hang out by myself?

Sanford

4/21/2025 01:31 PM

Have the pools cleaned on a regular basis throughout the day and as needed. Put in a grilling area with picnic tables.

day

4/21/2025 01:32 PM

North: larger locker areas, water aeroboc classes, extended play pool. Can you move tennis courts to superior elementary land?

JB

4/21/2025 01:32 PM

Focus on improving the north pool for the general community versus funding improvements that primarily benefit a small number of families that participate in swim meets

CC

4/21/2025 01:34 PM

More food options?

Loocsinybor

4/21/2025 01:34 PM

I live the fact that we are going to get updated pools. Makes the Rock Creek community more appealing and desirable. We NEED good amenities and the pools are a great resource for families in the town

Eae19

4/21/2025 01:35 PM

More shade structures. Better access during swim meets. Bathroom access during off season.

axs186

4/21/2025 01:36 PM

Addressing the surface would be my main ask. My daughter cut her foot on the bottom of the pool due to the roughness. As much as I like having a swim lane, I would remove it from the south pool with the current layout. Smaller kids tend to be either at the slide or the zero depth entry play area. There does not seem to be a great area for bigger kids to play in without constantly impacting those zones. Despite the rope by the zero depth entry area, it's a continued safety risk as bigger kids throw balls near and then diver or fall into the shallower section.

None

4/21/2025 01:39 PM

This is a community pool, and it's frustrating that we're constantly told to use the south pool when the swim team takes over the north pool. The south pool only has one swim lane and is usually crowded with kids, making it hard to get a proper swim in or enjoy a peaceful evening. The swim team often dominates the north pool—closing lanes and limiting resident access—and their behavior can be rude or dismissive. It would be much more reasonable for team practices to happen in the mornings or after hours, so residents can actually enjoy the pool during regular evening hours. We're also hesitant about extending the swim season if that just means giving even more time to the swim team. These are community pools and should serve the people who live here—not just outside programs.

Ming Y

4/21/2025 01:42 PM

To avoid down time due to summer storms

andy,fortna

4/21/2025 01:46 PM

Really like having the North pool as the more "athletic" oriented pool and South pool as the more "family" oriented pool. As we've raised our family in Rock Creek we have made use of both pools substantially.

AnnaP

4/21/2025 01:52 PM

Heated pool at the beginning/end of season when the weather is not that warm.

Melinda

4/21/2025 01:52 PM

We love having recreational options in our community, but for young adults who have disabilities, the zero entry area at the other pool is often the toddler/child play area. The pool lift at the other pool is next to the lap lanes, which seems to irritate competitive people who don't want to share the lane with someone who is swimming recreationally. These are the main reasons we rarely go to the pools. Also, and this will probably seem trivial, but playing some music and utilizing the areas that were originally set up as snack bars (instead of vending machines) would make it more fun and could possibly generate some revenue. Thank you for asking for resident input!

ARV

4/21/2025 01:54 PM

It would be nice to keep the North pool more of a relaxing environment. not always catered to the young kids. Adding water features and slides would create chaos and screaming and noise. I feel like the town should keep that at the south pool but not both. The pool is open to all ages but adding those features would make both pools chaotic and there would be no peace for adults. The community should be well rounded offering options for all people, not just for kids. Also the North pool is so appealing because of the trees and natural shade and grass and the patio area is very big offering plenty of space for privacy. This pool is the most aesthetically appealing of the two, its more surrounded by nature. I hope they do not get rid of this pool or turn it into a noisy water park.

Victoria Edmonston

4/21/2025 01:59 PM

I don't use the north pool which is walking distance from my house as it is not accommodating to young families. A redesign of the north pool to be more like the south pool (zero depth entry, slides) would be amazing.

DTSres

4/21/2025 02:07 PM

1. Superior's population is increasing and the pools need to be bigger and have more amenities to support all ages. 2. Make amenities more fun for older children (and adults!) - steeper/longer slides, rope

swings. 3. Make space for kids to be kids - space that is safe enough for jumping in and lifeguards allowing it; space for kids to splash around without bothering those in lounge chairs or swimming laps. 4. Water needs to be cleaner with any renovation. 5. Consider an inflatable dome like the Lafayette YMCA to have year-round pool use.

Kelli T

4/21/2025 02:08 PM

Love having a pool option!

rhagerbaumer

4/21/2025 02:11 PM

Please leave the North pool alone. I mostly go there to unwind in the shade and occasionally soak in the water. Slides and climbing walls, etc, are at the South pool.

tricia

4/21/2025 02:28 PM

I'm not particularly a fan of investing all this money into the pools that are used by such a slim minority of the residents. I think there should be a fee for anyone using the pools year-round, not just in the winter/off months, as suggested in this survey, so those using the facilities subsidize their use rather than those not participating in the pool. There isn't any reason users shouldn't have a fee, especially when you are doing tax increases to pay for this.

skupecz

4/21/2025 02:29 PM

add shade, enlarge the main pool, separate play areas from lap lanes

Jami Jacobson

4/21/2025 02:36 PM

I have used the pool in the summer months and mostly there is a low to moderate use. I think the emphasis should remain on general swimming cities. There are already other opportunities for basketball, zip-lining, etc. Improving the baby pool area at the North pool seems reasonable as well as expanding and improving things as I know the swim meets are held there. It seems to be an expensive proposition so using good judgement to improve the pools and not go overboard. Pools are for swimming and relaxation is the best way I can put it. Do to the fact that residents must sign in at the desk - there must be data that states how many people are attending each pool location!

Erica.leibovitz

4/21/2025 02:39 PM

I like the North pool the way it is for the most part. We use it the most because of the shaded seating and less airport noise. The South pool could use more shaded lounge chairs and there is more room to expand the pool for fun slides or whatever play structures. I like having the North pool more quiet with fewer small children.

Jaime

Please renovate and do any required work in the off season.

4/21/2025 02:44 PM

Vanvolin

4/21/2025 02:45 PM

Please clean the lounge chairs during the season. The grime on them gets really nasty. Also, I think we are super lucky to have such nice pools and they are a huge draw to our neighborhood. Thank you for keeping them maintained and updated.

Rmsjayne131

4/21/2025 02:53 PM

I'm not sure if day camps are still allowed to use the town's pools, but I found it very frustrating when they were allowed to, and residents were turned away due to the pool being at capacity.

Winstonzulu

4/21/2025 03:04 PM

Do not spend tax payer money

Mperkins

4/21/2025 03:08 PM

North pool is long overdue for renovations, heated in Spring and Fall, heated locker room. I would use the pool more if it were upgraded and inviting. As an example, Lifetimes outdoor pool is a great model, appeals to many people, just needs a few more lap lanes.

rwelch

4/21/2025 03:11 PM

Is there any advantage to only having one pool for rock creek. Could you expand one to include all and year round access and close the other? Would the finances work out?

Jewel

4/21/2025 03:20 PM

South pool has many cracks in its plaster and needs updating for safety reasons

A S

4/21/2025 03:24 PM

Better heating so the pool isn't so cold. Add a large hot tub.

RSwanson

4/21/2025 03:34 PM

I like that our two town pools are so different. It provides choice. I also think there needs to be something to block wind at the South Pool. Except for the hottest of days, it is often cold there outside the pool due to the wind.

Emily bucy

4/21/2025 04:14 PM

More swimming hours for adult swim

Lexi

4/21/2025 04:17 PM

Would be cool if you could do the tent like the YMCA does

Moyerit

4/21/2025 04:36 PM

A warm water swim area. I tend to go to other pools that offer a warmer water to swim. Our pools are just too cold for me.

Swimmer

4/21/2025 05:02 PM

We would love to include our disabled family member, but as things stand now, the pool is not friendly for them. It would be such a blessing to have them be able to join us in a safe way.

John Kennedy

4/21/2025 05:07 PM

Keep the pool area clean; trash cans emptied more frequently, sad as it is trash left by residents needs to be picked up locker rooms get messy especially afternoons on weekends. At north pool many times 3 or 4 guards (including the manager) who are not in the chair are just hanging out at picnic table. Yet there's trash right around where they are. If it's not in there job description to pick up and empty the trash get town maintenance to be at both pools multiple times a day. Last thought if all the new residents in Downtown near sports stable have access to the pools which I assume they would maybe the town needs to consider a 3rd pool and tennis courts down that way

MCmdr

4/21/2025 05:08 PM

First order of design has to be bathrooms...they have been terrible since day 1.

Kelly

4/21/2025 05:17 PM

Make it easier to book individual swim lessons

Doug Spencer

4/21/2025 05:31 PM

Hot tub please!!

kgllj16

4/21/2025 05:37 PM

Don't use pool- we would like 1 pool turned into a rec center like Louisvilles! Lived here since 1999 1 pool was enough for kids- and we always wanted a rec-center,

Eyejinkies

4/21/2025 05:44 PM

Better and more consistent heating in the summer. There are currently day, particularly as the summer heats up that the pools are not kept at a warm enough temperature. It's not consistent, and sometimes may be due to heater failure. But in generally I feel the temperature should be on the warmer side.

Kolson

4/21/2025 05:56 PM

I'd like to see larger playground structures nearby.

ouengineer17

I love both pools and would really love an extended season,

4/21/2025 06:17 PM

particularly for lap swimming.

Brunnerfam

4/21/2025 06:52 PM

We really value the pools and appreciate that you are considering these positive changes!! Also, the pool temps make a big difference and we'd be willing to pay if the pools were more heated/warmer.

Igor

4/21/2025 07:49 PM

Solar panel water heaters for both pools More shade structures More picnic tables Loungers under shade structures

Atellam

4/21/2025 08:12 PM

Maybe creating adult swim hours throughout the summer so there would be no children at the pool during those times

Peltiersc

4/21/2025 08:12 PM

Please keep the early morning lap swim at the south pool!!!

ML

4/21/2025 08:18 PM

Keeping the pool clean throughout the day should be a high priority. Often residue and bugs are heavily present. We'd still be interested in a season bubble covering to use the pool in the winter months.

Erin Gebhart

4/21/2025 08:51 PM

I think a bigger slide at the south pool would be a good improvement. Splash pads would be nice.

jc

4/21/2025 09:12 PM

Don't screw it up for 3 years - please. Also, I'm sorry if the person who created this survey is the one collating the feedback, but this was a dreadfully put together list of questions and answers. If I have to pick from 1-7, and 5 of those things I have no interest in - that's bad data.

Jean

4/21/2025 10:18 PM

I would like to see more lap lanes so there could be several general use lap lanes open while swim team is practicing

Celine D

4/22/2025 12:38 AM

I really love the north pool for its calm and quiet. One can swim without all the noise from the water slides and all children's activities. I too, have children and they love the pool. Perhaps reserving half of the pool for swimming would be ideal. I have no solution but the calm and quiet is what I am looking for when going to the pool.

HM

4/22/2025 01:34 AM

Please consider making the North Pool year round or at least 3 season. Please make it available to residents AT ALL TIMES it is

open rather than allowing exclusive use to swim teams and other clubs. Many people in Superior want a place for year round lap swimming/fitness rather than having to travel to other cities/towns to use their facilities.

Tvs

4/22/2025 06:00 AM

Than you for all the engaging programs you are providing for Superior!

mdeeq

4/22/2025 06:44 AM

No non residents. Fewer regional swim meets.

jmstaufer

4/22/2025 07:08 AM

North Pool could use to have a lot more amenities in terms of space for lounging, eating and gathering. The baby pool looks rusty at times which makes it difficult to want to put your child in. South Pool has a very rough bottom which has caused cuts on our children's feet for years - they still love it though.

Kelly Watt

4/22/2025 09:45 AM

We love the South Pool!

John

4/22/2025 12:24 PM

I do not think it is worth spending the money to make our pools all season. We all have access to the Louisville Rec Center which addresses that need. This seems like a HUGE waste of money.

Betsy

4/22/2025 02:16 PM

These two pools are the reason we live in Superior. We would definitely use the pool if it staid open in September.

Sparky

4/22/2025 02:39 PM

I am not in favor of this Town paying or using my tax dollars to add zip lines, climbing walls, splash zones and such to either of our two pools. I understand the need to upgrade or replace if necessary, the filtration and sanitation systems, or whatever maintenance or repair items are needed to maintain proper operation and continued use of these existing pools. But we do not need to make these pools, "resort style" pools. These are public community pools to swim in. Most communities in the area that are much much larger than Superior, only have one poolwe have two. As of June 2024, Denver had 4.5 pools per 100,000 residents. We have far fewer residents than that and have two pools. I am in favor of proper maintenance of our existing pools, but am totally against expanding these pools or adding these resort style amenities. Over half the households in Superior do not have children. Those of us in that category should not have to subsidize for families that do...these exorbitant multi million dollar

expenditures for such changes. There has been very limited hours for adults only usage. Maintain our existing pools.....as is.....they are plenty fine for families to take their kids swimming. We also have access to pools at Lifetime Fitness and the Louisville Rec center. Thank you.

Rita

4/22/2025 08:39 PM

Make the north pool more kid friendly!

Mary

4/23/2025 08:10 AM

I don't think the pools need more amenities, but I am all for extending use of the pool in Spring/Fall.

Erin

4/23/2025 09:30 AM

No, we've really appreciated the pool. Thank you!

cpurcell3759

4/23/2025 09:46 AM

It would be great to have additional concession options at the north pool. We always find ourselves bringing food from home and would love to be able to order food directly from the pool (hot dogs, burgers, nachos, etc). We currently pay a premium to do this at lifetime and would gladly do the same here.

mdgossett

4/23/2025 10:26 AM

We really enjoy the North Pool as one of our amenities in the Town of Superior.

Ellen

4/23/2025 11:45 AM

Please include a balance of family-friendly activities at both north and south pool. North pool could also use year-round bathroom facilities.

Thomas L'Dara

4/23/2025 01:34 PM

A reserved hour or so for lane swimming,

Dpfeiff12

4/23/2025 05:48 PM

I really would like a diving board.

RCNorth

4/25/2025 05:02 AM

Please build up the north pool to have more things for kids in our community. Slides, zero entry, diving board, zip line to pool, etc.

Michelle

4/25/2025 09:38 AM

The addition of a lazy river

SS

It would be really nice to have one pool be geared more toward adults

4/25/2025 12:05 PM

- quieter area and a different one that is geared toward fun, loud, kid-friendly. Our neighborhood has lots of residents who have stayed after kids have grown and we'd like to be thought of too - not just young families (which are, obviously, important - but not the only demographic to consider). Thanks!

lori.prater

4/25/2025 02:19 PM

I am a Flyers board member and parent and community member. The North pool is used by both and it's important to make sure that changes don't negatively effect either. Here are some thoughts: -The Flyers use all 8 lanes and would have to turn away a lot of Superior swimmers if any lanes were not able to be used. Therefore, any new water feature would need to not interfere with lap swimming. ie. a slide would need it's own ending area and not stick out into a swimming lane. Even a basketball hoop would need to be designed to be easy to move, or in a way that the rim isn't sticking out over a lane where swimmers would hit their arms on it. - Please don't do a climbing wall. They seem fun, but aren't really very popular and would mostly just be in the way of coaching and running swim meets. - A diving board would probably be popular, but would legally require a much deeper pool which may not justify the cost. -I love the idea of a splash pad instead of a baby pool. If done well, this would be extremely popular and a way better investment than many of the proposed changes to the North pool. -The current pool depths are ideal for the swim team and the community. The Flyers need half of the pool shallow for working with younger swimmers, and on any given day most of the community using the pool is mostly in the shallow end playing catch etc. Do not believe anyone that tells you the swim team wants the entire pool to be deep! We do, however, still need a deep end for safe racing starts. -The zip line sounds interesting, but looks a little underwhelming. If we could get a monkey bar obstacle course with way more features, this could potentially be a better option. The Flyers would love any option that doesn't take significantly large amounts of the pool deck or create an obstacle for coaching along the edges of the pool. -The women's restroom design is terrible, and why is the men's bigger? There is often a line for the stalls in the women's room. Private changing areas and shower stalls would also be great but not required. -The Flyers need the location for their equipment shed to be near the deep end of the pool since the starting blocks are extremely heavy. -This is minor, but the Flyers would love a gate added to the fence from the west hill to the main pool. This would only need to be opened during swim meets, but would drastically help the flow of hundreds of swimmers and their families on meet days. Thank you for reading my long list! I'm happy to answer any questions.

Scott

More lap lanes

4/26/2025 09:37 AM

dubldub

4/27/2025 06:38 AM

This town really needs an indoor pool, preferable with a legitimate rec center. I'd prefer to see the money being spent on outdoor pools that are used for a few months a year spent on a year-round rec center

Nick C

4/27/2025 09:09 AM

I love that we are updating the pools. A lot of communities have nicer facilities and it does play into the visibility and standing of our community within the broader region. I do think we need to keep it within reason. I am not in favor of the added expense of the north pool during extended seasons. I think school schedules will limit the ability for many to use it and I would expect it is a big added expense without it being to the benefit of a critical mass. Thank you for conducting the survey and all the work for our town!

Mark

4/27/2025 09:11 AM

Year round masters swimming

TSmall

4/27/2025 09:17 AM

Hot tub

80027

4/27/2025 09:23 AM

I'm a lap swimmer (though haven't joined master class) and would like to have option to swim peacefully in the early morning hours (before work) since it's outdoor (trying to avoid too much sun on my body). I'd greatly appreciate the option to have not-crowded swim lanes for lap swimming during not-so-sunny hours.

Darcysherman

4/27/2025 09:23 AM

I really hate to see the North Pool changed radically. It has been a really great facility and constantly changing things for the sake of changing things feels unnecessary to me. We really enjoy it. Its low-key atmosphere adding a bunch of extra amenities seems unnecessary. Kids should be able to just come and swim and have fun in the pool without needing 1 million other things to do with it.

sdiefenb

4/27/2025 09:31 AM

a small lazy river would be amazing

Lia

4/27/2025 10:00 AM

More accommodations for the Lifeguards and workers at both the pools. New guard office that is up to date and not moldy

Maya Corral

4/27/2025 10:48 AM

I wish north pool had more family friendly and fun amenities like south pool!!

Jenniferbourland1

4/27/2025 10:49 AM

We just moved to Superior and haven't used the pools yet, but access (to the pools, trails, and parks) was a big draw to our decision to move here.

D

4/27/2025 11:24 AM

It would be great to have more lap swim times available

Superj

4/27/2025 11:40 AM

Where are they? How much do they cost?

juliaann11

4/27/2025 11:55 AM

Would love to see year round swim lesson at an affordable price. It's almost impossible to get into Louisville swim lessons as a non-resident, so we're paying a lot of money for our kids to learn to swim. Quality of most instructors is very poor for summer only swim lessons in Superior and having year round option would hopefully enable hiring of more qualified instructors. I'm not sure which pool it considers our primary since I would prefer the north pool since it's much closer, so answered for that. Right now we mostly only use the south pool (but didn't last summer due to maintenance issues) because north pool is not toddler friendly. Would also love to see at least one pool open earlier for toddlers who need to go home to nap in the afternoon.

Shelby Rose

4/27/2025 12:47 PM

If you are opening one for all season it should be the pool with amenities. The south. Hot tubs would be a nice addition to both pools.

Maria K

4/27/2025 01:03 PM

It needs to be updated overall. Also during summer months it looks very dirty with a film of sunscreen over water. At that point it's hard to get in and feel comfortable there.

AZ

4/27/2025 01:35 PM

Small games in the pool can be engaging for kids. A basketball hoop, floating obstacle course, etc. Then just make the bathrooms and family rooms great. Clean, private, with plenty of light, cleaning staff with tips, outdoor showers.

Conaghan Jim

4/27/2025 03:19 PM

We do not need an enclosed pool.

MKT

4/27/2025 03:27 PM

Would love to see some "fun stuff" added to the North Pool... our primary pool is the South Pool despite living very close to the North

Pool. Would like a hot tub.

Renee

4/27/2025 03:48 PM

A strict schedule for keeping the pool clean. Mostly of debris such as: band aids, hair ties etc. The locker rooms at the north pool need to be upgraded, a snack shack would bring tons of revenue.

Megan lane

4/27/2025 04:24 PM

We'd love a slide and a splash park. I space for littles to feel safe to play.

CecilTrainor

4/27/2025 06:30 PM

While we are not users, we believe having at least one pool in our community is desirable. We are suggesting this based on our prior experience of being in a suburb of 42,000+ that had two pools, which were more than adequate to service the community. My husband used the indoor pool in our health club to do laps. That pool was in addition to the two outdoor pools. We have some familiarity with the national standards which suggest basically that you have one pool for 20,000 population. That would suggest we are already "overserving" in this community.

M

4/27/2025 07:21 PM

If the pool season is extended, will it be available to residents or mostly just for swim team? The costs should be covered by residents and swim team based on usage. To decide whether to keep the pool open for additional seasons residents need to understand the costs. Likewise need to know costs for additional amenities. Also would need to understand how much pool area would be taken up by ensuring space for entry from a diving board, zip line, groups playing around a basketball hoop etc. Would there still be lap lanes for swimming?

Izzy

4/27/2025 08:07 PM

More swim lanes would be great. Swimsuit dryers and lockers would also be great.

jenni.fordney

4/27/2025 08:08 PM

Would love for the North Pool to stay open in cooler months! It has far too short of a season.

nancy leavy

4/27/2025 08:36 PM

We never use the pool, but we are happy it is available.

Jackiemegna

4/27/2025 09:30 PM

Concession stand in summer

Jill

4/28/2025 06:35 AM

Would an indoor pool ever be feasible?

spothier

4/28/2025 07:07 AM

The north pool is too often used by the swim team. The residents pay for the pool and should have access to it. The swim team needs to find their own pool.

kgutjahr

4/28/2025 10:34 AM

Any chance you can make it a salt water pool?

Emily

4/28/2025 11:05 AM

I would really love to see options expanded for children's swimming, specifically keeping a wading pool and/or splash pad and adding shade to that area. Family changing rooms are also a good idea, but don't get rid of the children's pool to add so many. I also love the grassy areas at North Pool. I don't think it's necessary to add more lanes and get rid of the natural shady areas by the trees.

Heartstrong

4/28/2025 11:09 AM

A concession stand with burgers/hot dogs/pizzas or something on the weekends.

ejvanderhart

4/28/2025 11:14 AM

Pretty happy with the way the south pool already was. It could use maybe one more entertainment water feature and additional shaded seating. That's about it.

Adrian

4/28/2025 11:22 AM

We've only been a few times to each pool but we are looking forward to using them more often. (Love the doggy day at the end of the season!) My partner and I are both non binary, so an all-gender/unisex bathroom is a huge plus for us.

CG921

4/28/2025 11:39 AM

1) Safety concern: we need to bring back roping off the area below the climbing wall, there were many close calls last summer and it is too much for the lifeguards to manage. This is high risk for a lawsuit with a child falling on another. 2) The South pool is extremely cold which limits the amount of time that can be spent there, even in the summer. Please consider heating it to a more appropriate temperature. Thank you!

Haydee Arreola

4/28/2025 12:20 PM

Add a snack bar with food for purchase

LeahR

4/28/2025 12:40 PM

We would use the North Pool all the time if it was heated and staffed during cool seasons! It would really help with Superior's lack of a rec center and I'd love to see it used for swimming classes and water safety classes in addition to being an option for regular personal use for laps, etc. I wasn't sure how to answer the additional fee question because I feel like that could get quickly out of hand with little and less-than-transparent oversight. A NOMINAL fee for all residents seems like an easier system and could help keep the fee low, maybe? We really need a year-round swimming option, considering the exorbitant fees at our local gyms and overcrowding at Louisville's rec center. We also have very successful and active local school and Flyers swim programs that keep our kids fit and out of trouble...Superior will benefit from supporting that!

hcb

4/28/2025 03:56 PM

Restaurant/grill

Crkreynolds

4/28/2025 05:00 PM

A faster and taller water slide.

recycleman777

4/28/2025 08:46 PM

Please incorporate solar hot water heating system into the renovations. "Waste heat" can then be used to heat the pool

Andrea Burolla

4/28/2025 09:39 PM

I think there's so much opportunity to use the north pool in the off season but you must program it right! Offer fitness classes, let swim teams from other towns and teams rent the lanes. There's a shortage of water to rent in the front range and too many swim teams that need to practice. There's a lot of opportunity. Open it up Louisville residents, have them pay an extra fee- they will use it! On weekends the rec ctr pool is always crowded- families and swimmers doing laps. 100% on board with having it open in the off season.

triciacarpenter

4/29/2025 06:35 AM

Rough surfaces causing cuts/bleeding was a huge problem last year

Nick CO

4/29/2025 07:57 AM

A hot tub and an extended season to use it in colder months would be great. I have talked to many people who share this opinion.

tH9tIP!#oR&V^Unax8&y

4/29/2025 08:46 AM

Making the South pool available for an extended season would make more sense. Swimmers can do laps, as well as engage in a multitude of family activities - climbing wall, zero-entry area, water slide, adjacent playground, etc)...and it's heated. The North pool offers laps only, is less geared towards families, and is not heated (why duplicate

efforts for heating pools when there is already a solution with the South pool?). Quite simply, the North pool caters to lap swimming and swim teams, the South pool is geared more towards pool activities and families. That in itself is a great reason for multiple neighborhood pools, without duplicating purpose which would in turn tax resources for less resident utility.

Res

4/29/2025 10:21 AM

Food trucks outside pools. Ice cream, beverages to buy.

Alex

4/29/2025 10:27 AM

Regarding question 13, the reason there are no rankings is because none of these "features" are of any interest. The only real "feature" is to have more adult only time at the pool. Our interest is for swimming and relaxation. You can't relax, read a book or even have a conversation when there are screaming kids all around you.....this is why we don't use the pool much at present and it is not considered a "feature" of the Rock Creek Development. It's not for adult relaxation.

Singhs

4/29/2025 11:23 AM

It's important to keep the North pool for older families/adults--don't diminish the pool depth or add a ton of features in the main pool that will detract from adults recreating in the pool. If you want to add features for younger kids, do it in a separate area. Also very important to keep the shade trees--this is one of the best features of the North pool.

emrs

4/29/2025 12:07 PM

I would really like to keep the north pool a quieter pool. I love that I can read by the pool. When my kids were younger we spent most of our time at the south pool and I loved that it was set up so well for young families, but I was often squirted in the face with squirt guns or hit with pool noodles. I would be so disappointed if both pools ended up like that. I would love to see the north pool building get updated, with enough room in bathroom stalls to walk in and close the door without straddling the toilet. Our kids are on swim team and we hope the north pool still prioritizes function for the team. It is so valuable for our community!! We would really love to have year round access also.

AnitaD

4/29/2025 06:20 PM

My primary complaint is water temp. Both pools are quite cold

Sarahd

4/29/2025 06:23 PM

I think the focus should be trying to properly heat the pool in the summer. If that can't be done, I believe heating in the winter is out of the question and unnecessary

Jim Zarske

4/29/2025 07:34 PM

The upgrade should include installing a solar hot water heating system, minimizing or eliminating the carbon emissions that come from heating the pools with boilers. Keeping the pools open throughout the year could be costly as result of heating them.

Slawo

4/29/2025 08:11 PM

We love the North pool and use it for both swimming laps as well as recreation with our young daughter and would really like it to be able to support both types of activities.

Dscholze

4/30/2025 11:08 AM

If you are considering major renovations, you could consider in closing one of the pools, such that it could be used a year around, and that could justify residence paying an annual fee.

reichnne

4/30/2025 11:20 AM

They should never charge a fee we already pay for the pools monthly through hoa

laura.baukol

4/30/2025 01:04 PM

I think the existing footprint of both North and South pool are good. North pool desperately needs a better, cleaner, more accessible bathroom and locker room area. I like that it's more focused on being a lap pool. I think improvement in the baby pool area would be great and adding one or two fun features like a swing or basketball hoop would be nice. In general, I like that North pool is more fitness swimming oriented and South pool is more fun/play swim oriented. We use both for different reasons.

MC

4/30/2025 04:31 PM

Cover the pool with a bubble, continue heating, and make North pool a year round pool for laps and summer swimming. we don't need a Broomfield bay amusement park set up with rides, slides, walls, and zip lines.

Ella Malm

4/30/2025 06:30 PM

As an employee at the pools it would be awesome to have renovated front desks at both pools as well as proper AC or a fan system to keep the front desk area cooler. Additionally it would be nice to have year round lap swim to be able to swim in the off season because other indoor options near our community tend to be expensive.

dubldub

4/30/2025 07:26 PM

yes, don't - save the money and build a real year-round rec center

Optional question (281 response(s), 390 skipped)

Question type: Essay Question



NORTH & SOUTH POOL PUBLIC ENGAGEMENT

TOWN COUNCIL UPDATE

MAY 12, 2025



COMMUNITY INPUT RESULTS

AQUATIC USERS FOCUS GROUP

PUBLIC OPEN HOUSE

ONLINE SURVEY

ACTIVITY
CAPACITY
EXPERIENCE

AQUATIC ACTIVITIES



FAMILY PLAY



AQUATIC FITNESS CLASSES



AQUATIC THERAPY CLASSES



SWIMMING AND SAFETY CLASSES



FITNESS MATS



RESTORATIVE JETS



FITNESS STRUCTURES



SWIM MEETS



LAP SWIMMING



OBSTACLE COURSE

AQUATIC ACTIVITIES



DRYLAND TRAINING



SCUBA TRAINING



UNDERWATER HOCKEY



VOLLEYBALL NET



NINJA CROSS



BASKETBALL HOOP



CLIMBING WALLS



LOG ROLL



KIDS ZIP LINE



SLACK LINE

AQUATIC ACTIVITIES



TODDLER SLIDE



SLIDE WITH RUN OUT



ZERO DEPTH ENTRY PLAY AREA



WATER SLIDE



SMALL PLAY FEATURES



HIGH FLY SLIDES



LARGE PLAY FEATURES



SPLASH PAD

AMENITIES



SHADED LOUNGE AREAS



SHADED OUTDOOR GATHERING



PICNIC TABLES



OUTDOOR GAMES



DIVE-IN MOVIES



CABANA RENTALS



CLASSROOM / COMMUNITY ROOM



PARTY ROOM RENTALS



CHANGING ROOMS



OUTDOOR LOCKERS

AQUATIC USERS FOCUS GROUP RESULTS

WHAT ARE YOUR **HOPES AND DREAMS** FOR THE NORTH POOL?

- Year-round or 3-season swimming**
- Heated indoor space for team gatherings and classes**
- Increased lighting on pool deck**
- Larger prep/kitchen area for swim meet concessions**
- Aquatic fitness classes**
- Swim lessons can be year-round**
- Outdoor lockers or cubbies**
- Automatic pool cover system**
- On-deck showers**
- More bike racks**
- Pulley training system**

WHAT ARE YOUR **FEARS OR CONCERNS** FOR THE NORTH POOL?

Depth of water for swim meets and lessons

Construction schedule - Pool to open prior to next season

Making the pool smaller

Don't want to lose shallow end - great for little kids

Losing the bench for lessons

Residents don't want lessons only at South Pool

PUBLIC OPEN HOUSE INPUT RESULTS



COMMENT CARDS

COMMENTS & SUGGESTIONS

Please turn in the completed questionnaire at the reception table before departing. Thank you!

Welcome! Your attendance and feedback are greatly appreciated.

The purpose of tonight's meeting is to educate, explore and engage the community. We are seeking your help in refining the preliminary amenity list for the **Superior North & South Pools**.

A. Regarding **Project Goals**, what is the greatest value this project could bring to your community?

Opening the pool for a longer season would be amazing!
The pool is a beautiful spot in the community

B. Circle five (5) of the highest priority spaces you and your family think should be included in the pool renovations.

AQUATICS

Zero-Depth Entry
Splash Pad
Interactive Water Spray Features
Dumping Buckets
Restorative Jets
Tot Water Table
Other:

RECREATION

Body Water Slides
Tot Water Slides
Climbing Wall
Basketball Hoop
Volleyball Net
Underwater Hockey
Slack Line
Obstacle Course
Log Roll
Zip Line
Other:

SOCIAL

Party Room
Community Room
Outdoor Games
Cabana Rentals
Other:

EDUCATIONAL

Swim Classes
Aqua Aerobics Classes
Fitness Mat Classes
Training Classroom
Other:



APRIL 16, 2025

TOWN OF SUPERIOR
NORTH & SOUTH POOL RENOVATIONS



COMMENTS & SUGGESTIONS

Please turn in the completed questionnaire at the reception table before departing. Thank you!

OPTIONAL INFORMATION

Name: _____
Email: _____
Phone: _____

C. Additional Comments:

I would love more access to these pools outside Memorial → Labor day
Big goal → year round, bubble
smaller → 3 season.

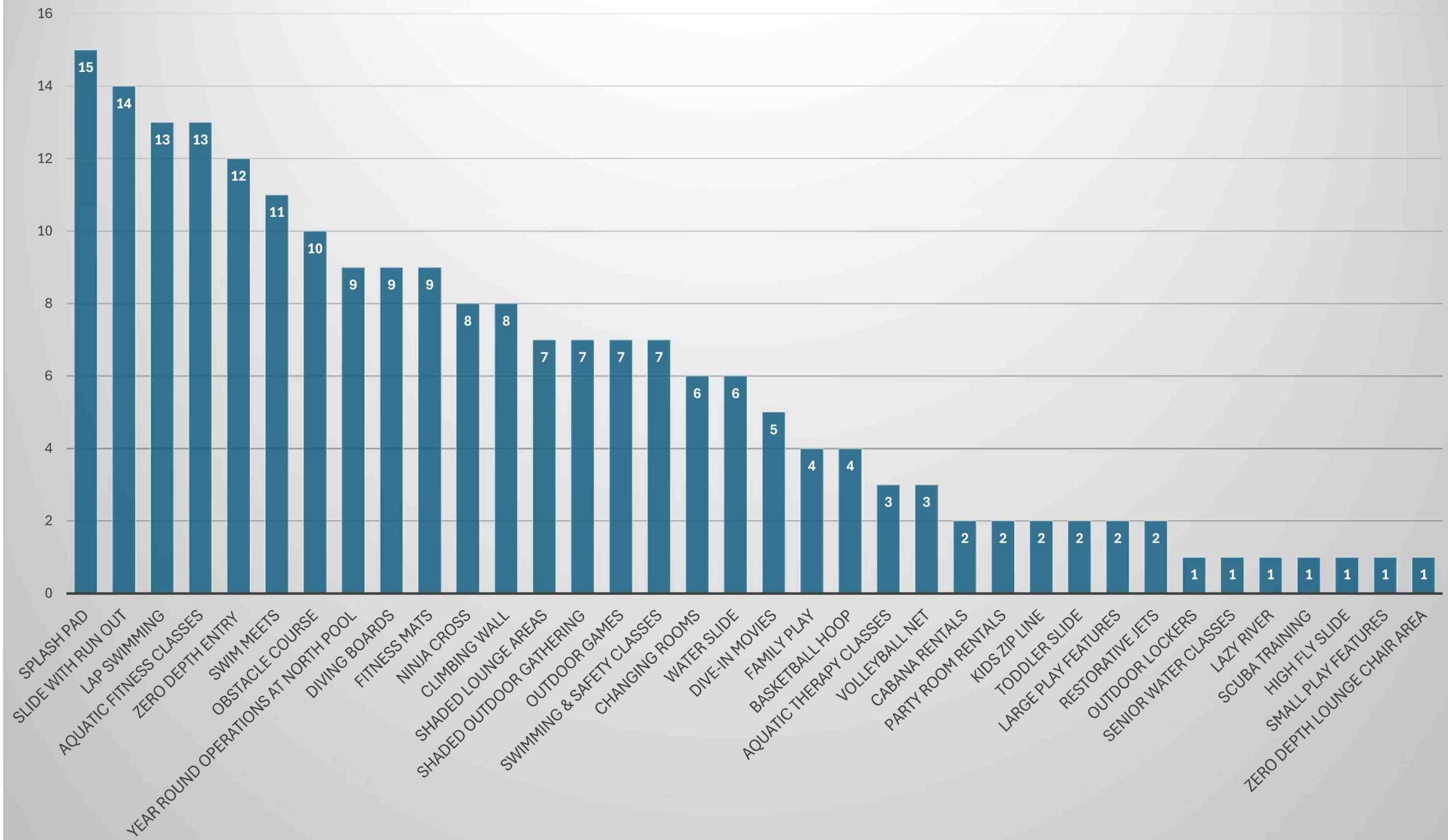


APRIL 16, 2025

TOWN OF SUPERIOR
NORTH & SOUTH POOL RENOVATIONS



PUBLIC OPEN HOUSE ACTIVITY PRIORITIES - ACE BOARDS



WHAT ARE YOUR **HOPES AND DREAMS**

FOR THE SUPERIOR NORTH POOL RENOVATION?

- 3 season access and programs
- Open earlier than 11am
- Year-round swimming
- Early morning swimming and masters
- Deeper shallow end for diving
- 3 season or year-round lap swimming
- Availability of dedicated lap swimming during all hours the pool is open - both open swim and programming hours
- Integrated space with children's pool
- Better lockers/restrooms/showers
- Better furniture, WIFI, shade
- Murals and sculptures at both pools - call CAPS
- Keep North Pool a competitive swimming pool
- Year-round swimming
- Deeper shallow end of the pool
- Redo jets in pool so they do not blow at swimmers
- Add more underwater lights
- Hot tub (8)
- Deep end with diving board
- More shade and seating
- Year-round lap lanes for renting to competitive swim team
- Much better locker area
- Teen friendly activities where being loud, active, splashing and competitive is ok
- Better bathrooms with more room
- Year-round / extended swimming hours
- Still peaceful environment (not all kids all the time)
- More shaded seating
- Roof for year-round swimming / no shut down for weather
- Diving pool
- Better sound system
- Less powerful jets at end of pool. Little kids can hardly get to the wall in races because it is so powerful.
- Year-round
- Slide
- Grill for grilling food
- Zero depth entry for little kids
- Nicer bathroom and changing facilities
- Warmer water
- Consider art/murals in the design - consult with the CAPS committee
- Larger bike rack

WHAT ARE YOUR **FEARS OR CONCERNS** FOR THE SUPERIOR NORTH POOL RENOVATION?

- That swim teams or other clubs will get priority in lap lane use and limit public use of lap lanes at all times, especially if it moves to **3 seasons or year-round**
- Not enough bike parking, most kids ride bikes to swim team
- Sun in your eyes during morning laps
- Losing the beautiful **tree cover** on the deck
- Closes too often for lightning when storms are over 10 miles away. They often close if they hear any thunder
- Loss of parking space for swim meets
- Making it **too kid-focused** since many adults use it because its more relaxing than south pool (which is a bit chaotic)
- Spending too much on North Pool limiting the budget for South Pool construction
- No shell
- Noise. Swim team announcements are loud, perhaps a well-designed PA system could focus the sound?
- Timing
- Vendor
- Becoming **too kid-first**. Love the adult quiet morning times
- Continue free admission on site

WHAT ARE YOUR **HOPES AND DREAMS**

FOR THE SUPERIOR SOUTH POOL RENOVATION?

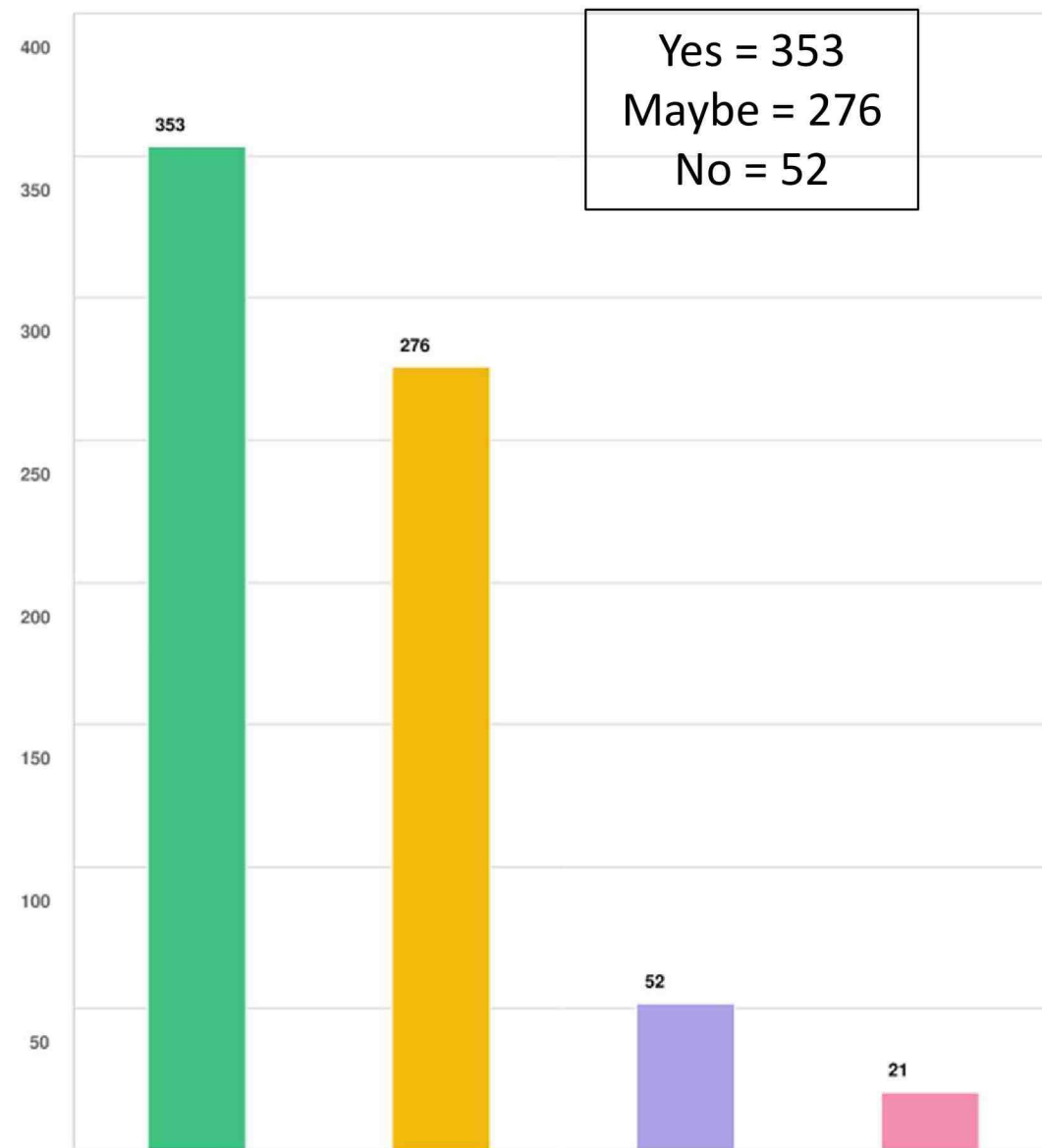
- New & improved **slide**
- More lounge chairs and **shade**
- Staffed, open and safe
- **Splash pad**, zero depth entry, more shade
- Better **slide**, **splash pad**, dedicated birthday party space
- Pool party space (birthdays, church, etc)
- Cleaner **facilities**
- **Water slide** with run out
- **Warmer water**
- Solar **water heating**
- More swimmable lanes, more tree cover
- Would love an **extended pool season** and use the adjacent field for beach-style activities, like sprinklers, beach volleyball, etc.
- Shuttle from downtown Superior to South Pool on weekends and/or weekdays and organized senior housing shuttles
- Continued **child/family-friendly** location. Classes are great too as long as they don't restrict children's access to pool
- The older kids stop overwhelming the **small kid areas** during the 15 min breaks
- Continued access for free swim for kids on weekends; extended hours
- Cold plunge tub, hot tub, diving board
- Use empty concrete space in center of pool for something fun!
- Grill for grilling food

WHAT ARE YOUR **FEARS OR CONCERNS** FOR THE SUPERIOR SOUTH POOL RENOVATION?

- Getting rid of young **child-friendly** options
- Shredding our feet on the pool surface
- Frequent closures
- Water is **too cold**
- Pool **too cold** for swim lessons
- **Locker/changing area/shower** space is too big. Most people walk and change at home.
- **Children's access** restricted due to classer/other activities
- Lap swimming lanes get taken away
- Continue free admission on site

ONLINE SURVEY RESULTS

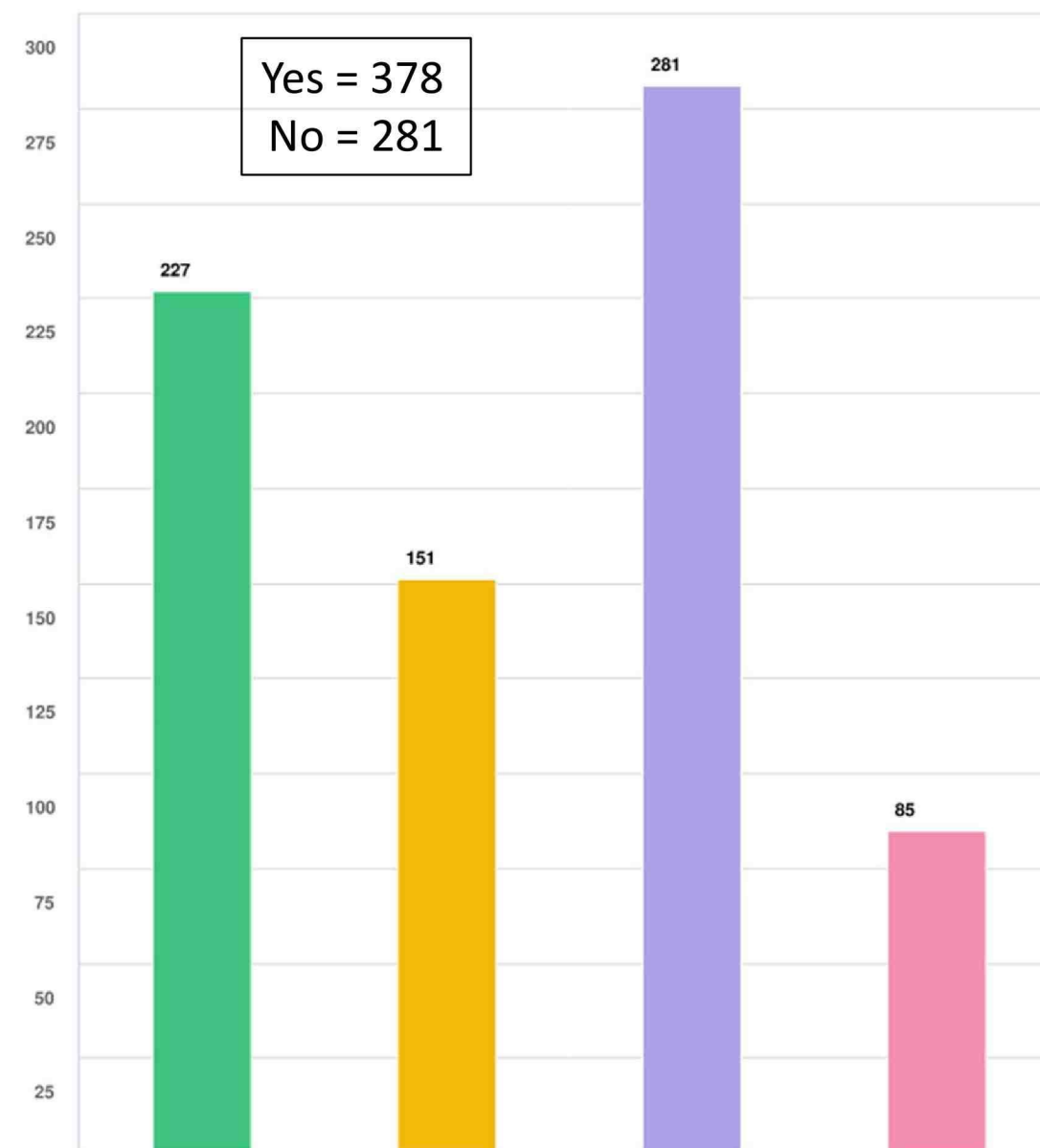
Q14 Would you or your household be interested in using North Pool outside of the summer months (spring or fall) if it were properly heated?



Question options

- Yes, we would definitely use it in cooler months
- Maybe, depending on how warm the water and facilities are
- No, we would only use it during the summer
- Unsure

Q15 Would you be willing to pay a fee to use the North Pool during an extended season?

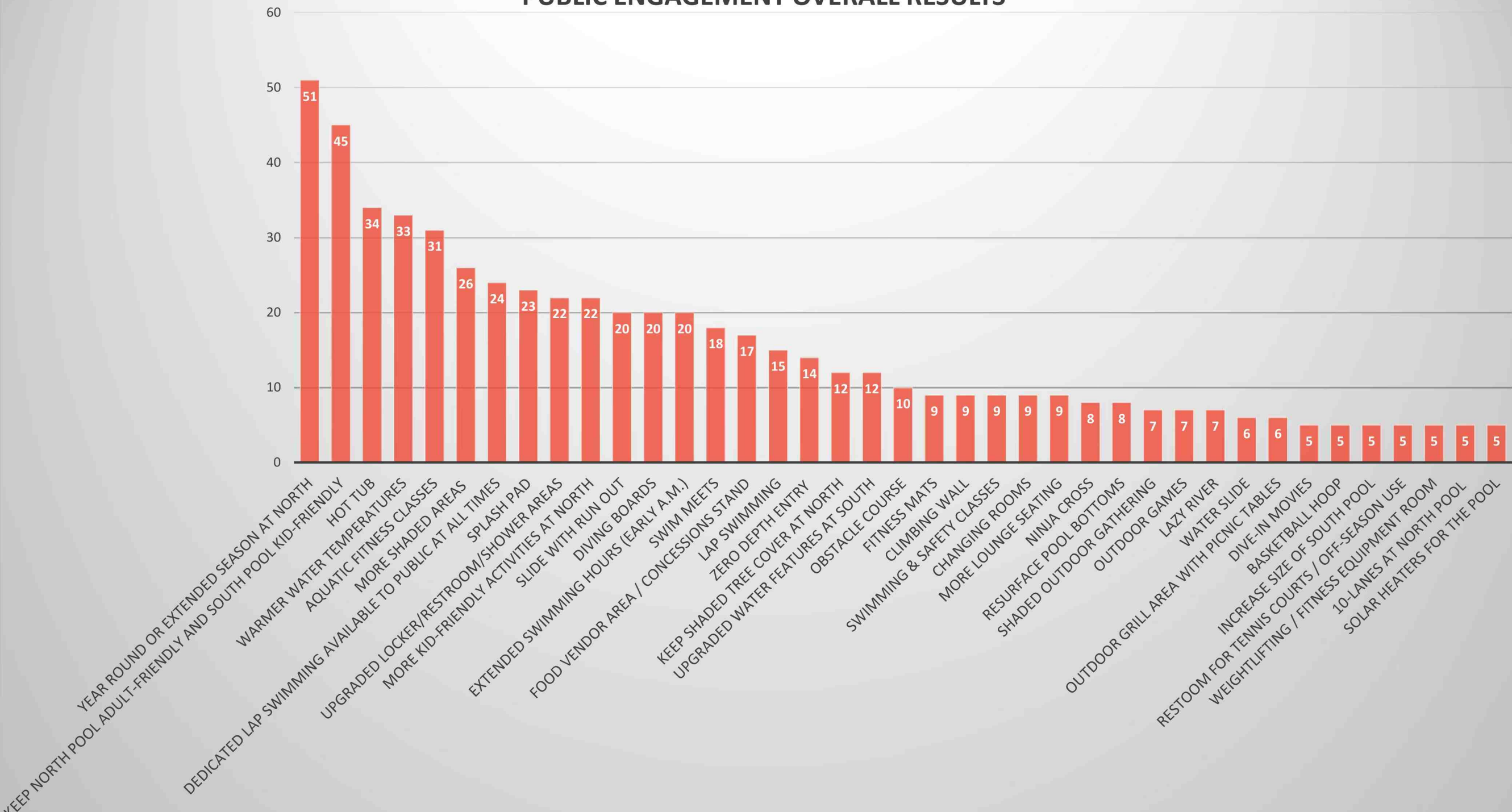


Question options

- Yes, I'd be willing to pay a daily entrance fee to use North Pool in extended spring or fall seasons
- Yes, I'd prefer a seasonal pass option
- No, I think the pool should remain free to residents in the cool seasons
- Unsure

COMBINED RESULTS

PUBLIC ENGAGEMENT OVERALL RESULTS



OVERALL HOPES AND DREAMS FOR THE NORTH POOL

Year-round or 3-season swimming

Early morning swim hours

Hot tub

More kid-friendly features

Better lockers/restrooms/shower areas

More shade

Lap swimming & swim meets

Aquatic fitness classes

OVERALL HOPES AND DREAMS FOR THE SOUTH POOL

Splash pad & new water slide with run out

Warmer water temperature

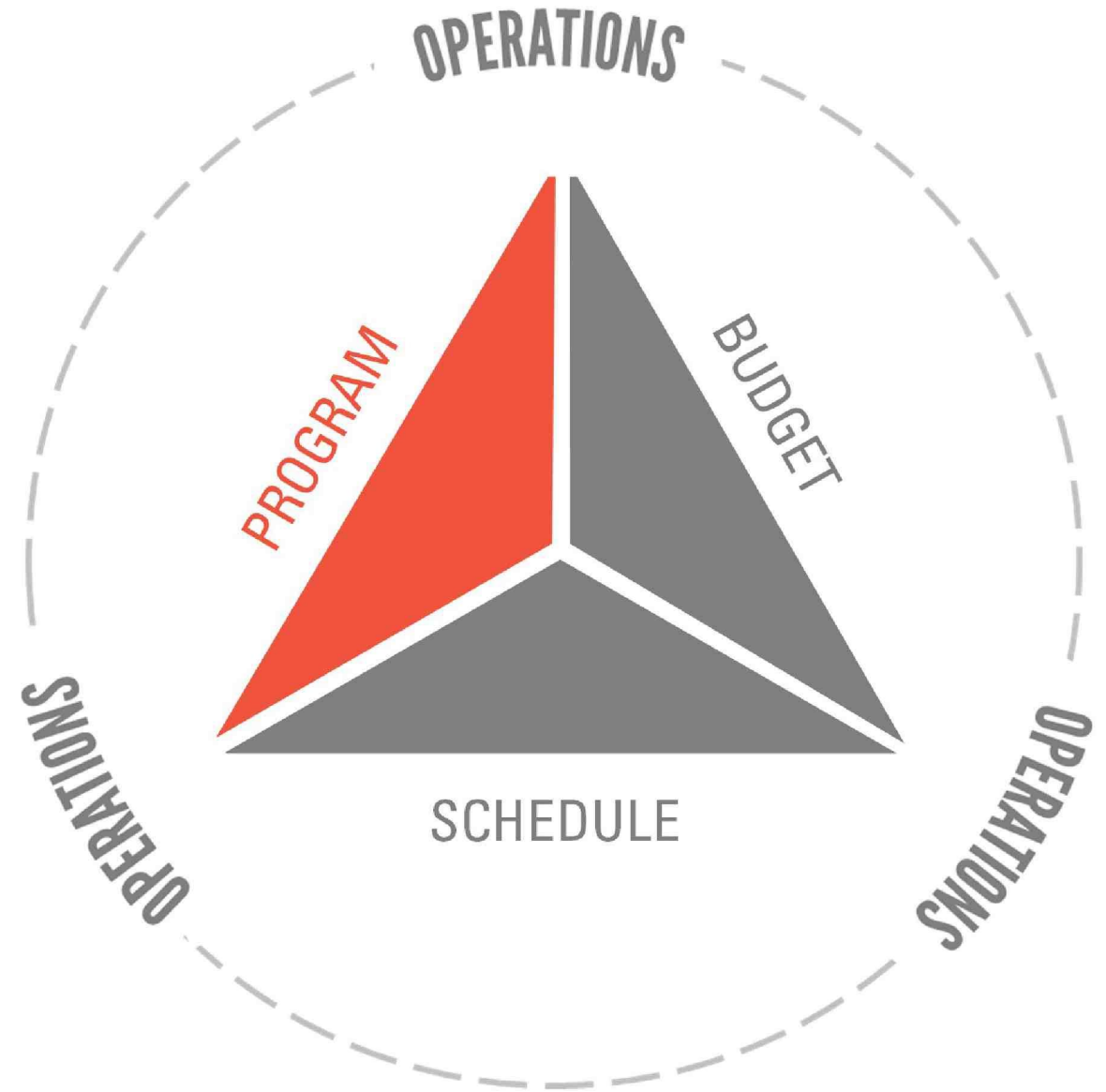
Keep it **kid-friendly**

Pool parties and birthdays

Better lockers/restrooms/shower areas

More shade

PROJECT PROGRAM



SITE PLAN CONCEPT

Swimming Pool, w/ (e) shade structure in background:



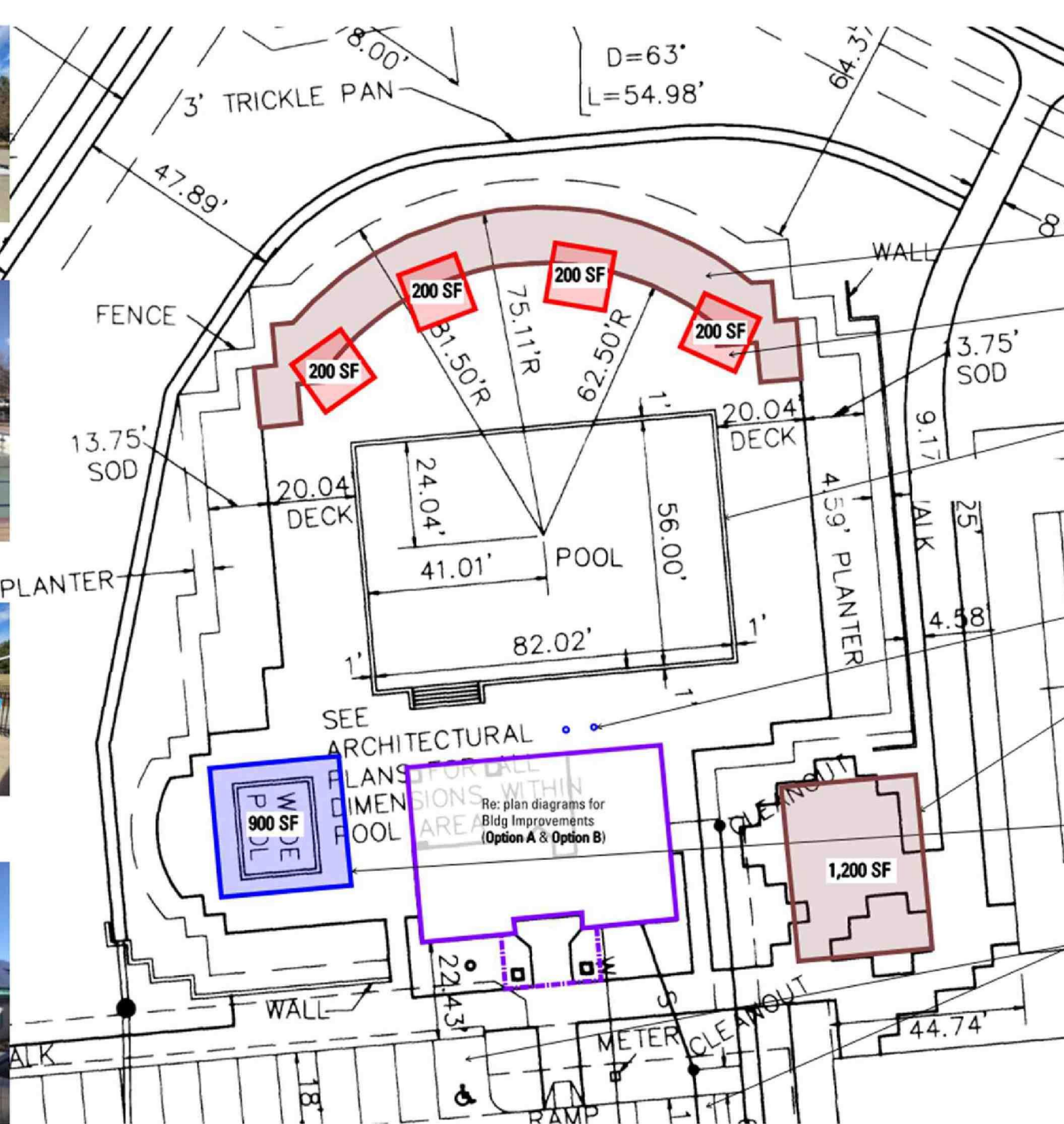
Swimming Pool, looking south:



Wading Pool:



(e) Bike Racks:



- New Electrical service to building;
208Y 120V 3-Phase 4-Wire Service,
New Panel Board

- Add (3) power outlets on north side
of pool deck.

- New LED light fixtures for pool
deck.

New Pool Deck area
2,000 SF

New Shade Canopies, wind rated
to 140 MPH
(metal poles w/ fabric canopy)

New Plaster Pool Shell; Replace
skimmers with Continuous Gutter;
& New Automated Pool Cover
(re: aquatics improvements)

(2) Pole mounted shower heads

Option B:

- Auxiliary Pool Mech Building, 1,200 SF.
(CMU Walls, Steel Roof framing w/ HPC
finish, Standing Seam Mtl Roof, Alum
Windows).
- (e) pool mech room would be
converted to storage room and
additional classroom space.

Replace Wading Pool with a
New Splashpad

- (2) EV Charging Stations

Redo paving around accessible
parking - assume **1,600 SF**

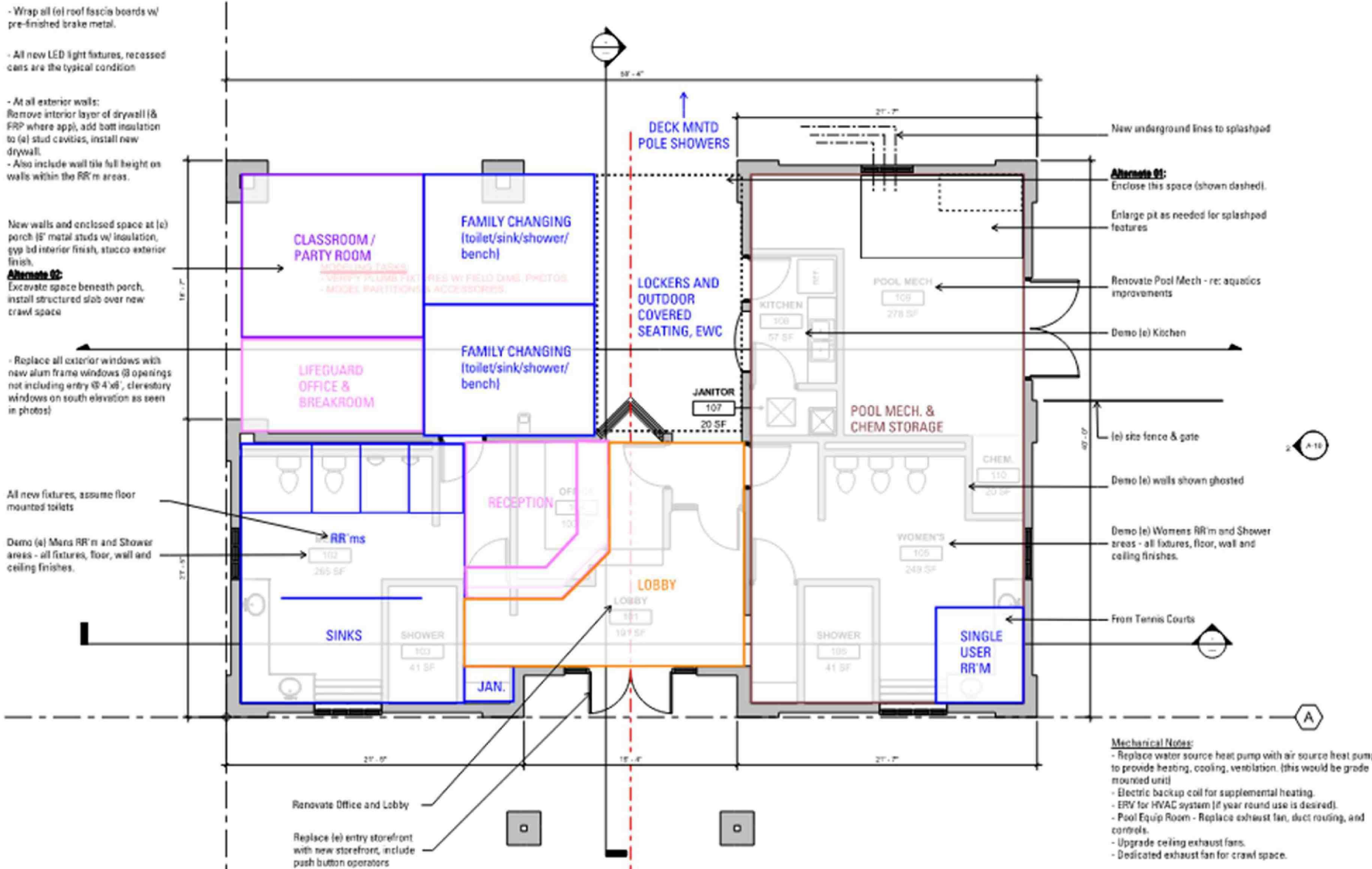
- Seal Coat and Re-Stripe
entire parking lot - **26,400 SF**
re: assessment report.

- Add Bike Racks, match (e),
20 linear feet

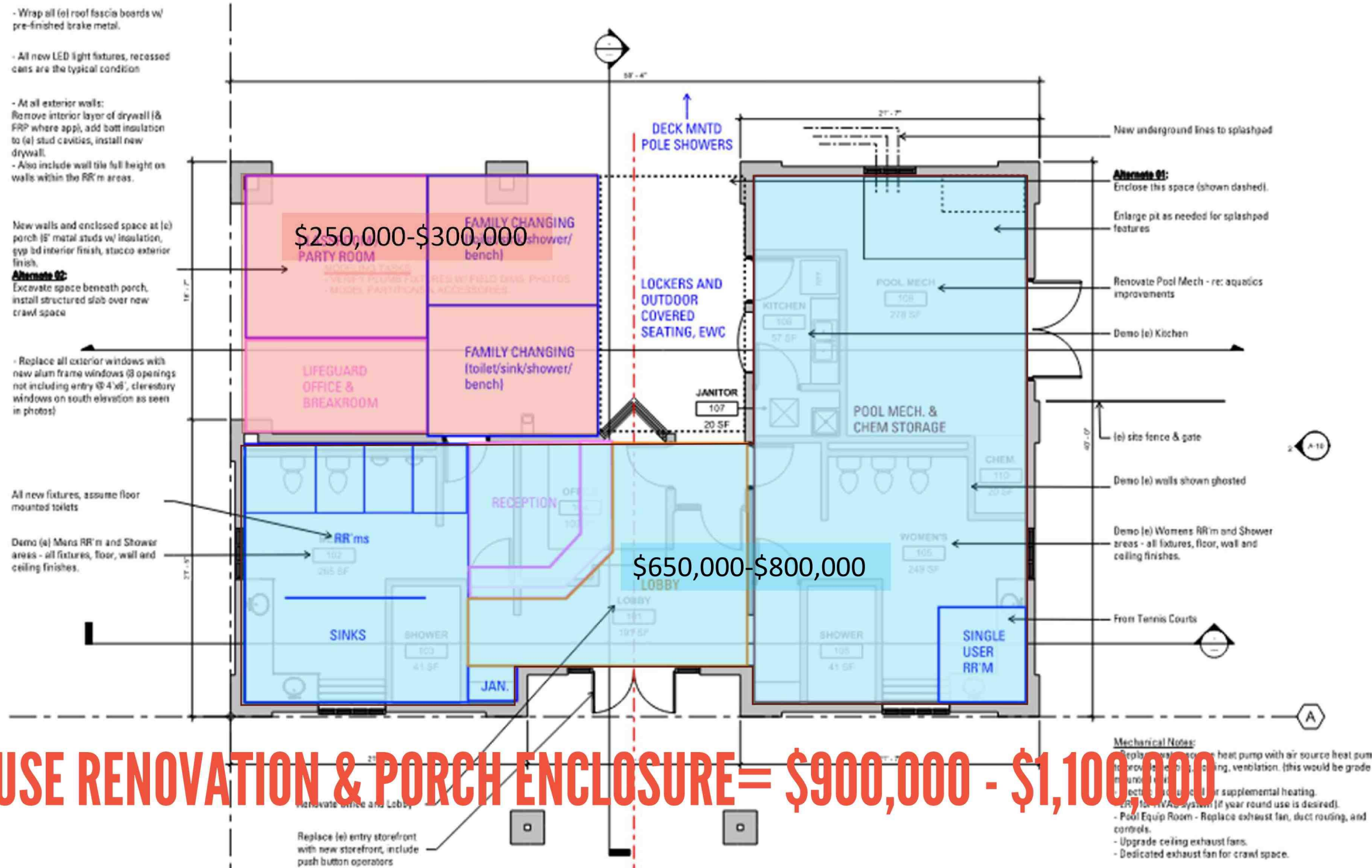
SITE PLAN DIAGRAM - SUPERIOR NORTH POOL

SCALE: 1" = 10'-0"

BUILDING CONCEPT A



BATH HOUSE RENOVATION & PORCH ENCLOSURE = \$900,000 - \$1,100,000



BUILDING CONCEPT B

- Wrap all (e) roof fascia boards w/ pre-finished brake metal.

- All new LED light fixtures, recessed cans are the typical condition

- At all exterior walls:
Remove interior layer of drywall (& FRP where app), add batt insulation to (e) stud cavities, install new drywall.
- Also include wall tile full height on walls within the RR'm areas.

New walls and enclosed space at (e) porch (6" metal studs w/ insulation, gyp bd interior finish, stucco exterior finish).

Alternate 02:

Excavate space beneath porch, install structured slab over new crawl space

- Replace all exterior windows with new alum frame windows (8 openings not including entry @ 4'x6', clerestory windows on south elevation as seen in photos)

Demo (e) Mens RR'm and Shower areas - all fixtures, floor, wall and ceiling finishes.

LOCKERS AND
OUTDOOR
COVERED
SEATING, EWC

FAMILY CHANGING
(toilet/sink/shower/
bench)

FAMILY CHANGING
(toilet/sink/shower/
bench)

RECEPTION

CLASSROOM /
PARTY ROOM

SHOWER
103
41 SF

LOBBY
101
197 SF

JANITOR
107
20 SF

DECK MNTD
POLE SHOWERS

JAN.

WOMENS
(W/
SHOWERS)
106
41 SF

MENS
(W/
SHOWERS)
105
36 SF

KITCHEN
108
57 SF

LIFEGUARD OFFICE
109
278 SF

POOL MECH
109
278 SF

SINGLE
USER
RR'M

LIFEGUARD
BREAK-ROOM

CHEM.
110
20 SF

Demo / abandon (e) underground pool piping - install new piping to auxiliary pool mech building (re: site plan diagram)

Alternate 01:

Enclose this space (shown dashed).

Fill in (e) pit, new SOG.

Renovate / convert Pool Mech

Demo (e) door and install new door w/ revised wall opening

Demo (e) Kitchen

New Exterior access From Tennis Courts

Revised site fence and gate

Demo (e) walls shown ghosted

Demo (e) Womens RR'm and Shower areas - all fixtures, floor, wall and ceiling finishes.

All new fixtures both RR'ms, assume floor mounted toilets

Mechanical Notes:

- Replace water source heat pump with air source heat pump to provide heating, cooling, ventilation. (this would be grade mounted unit)
- Electric backup coil for supplemental heating.
- ERV for HVAC system (if year round use is desired).
- Pool Equip Room - Replace exhaust fan, duct routing, and controls.
- Upgrade ceiling exhaust fans.
- Dedicated exhaust fan for crawl space.

Renovate Office and Lobby

Replace (e) entry storefront with new storefront, include push button operators

2 A-10

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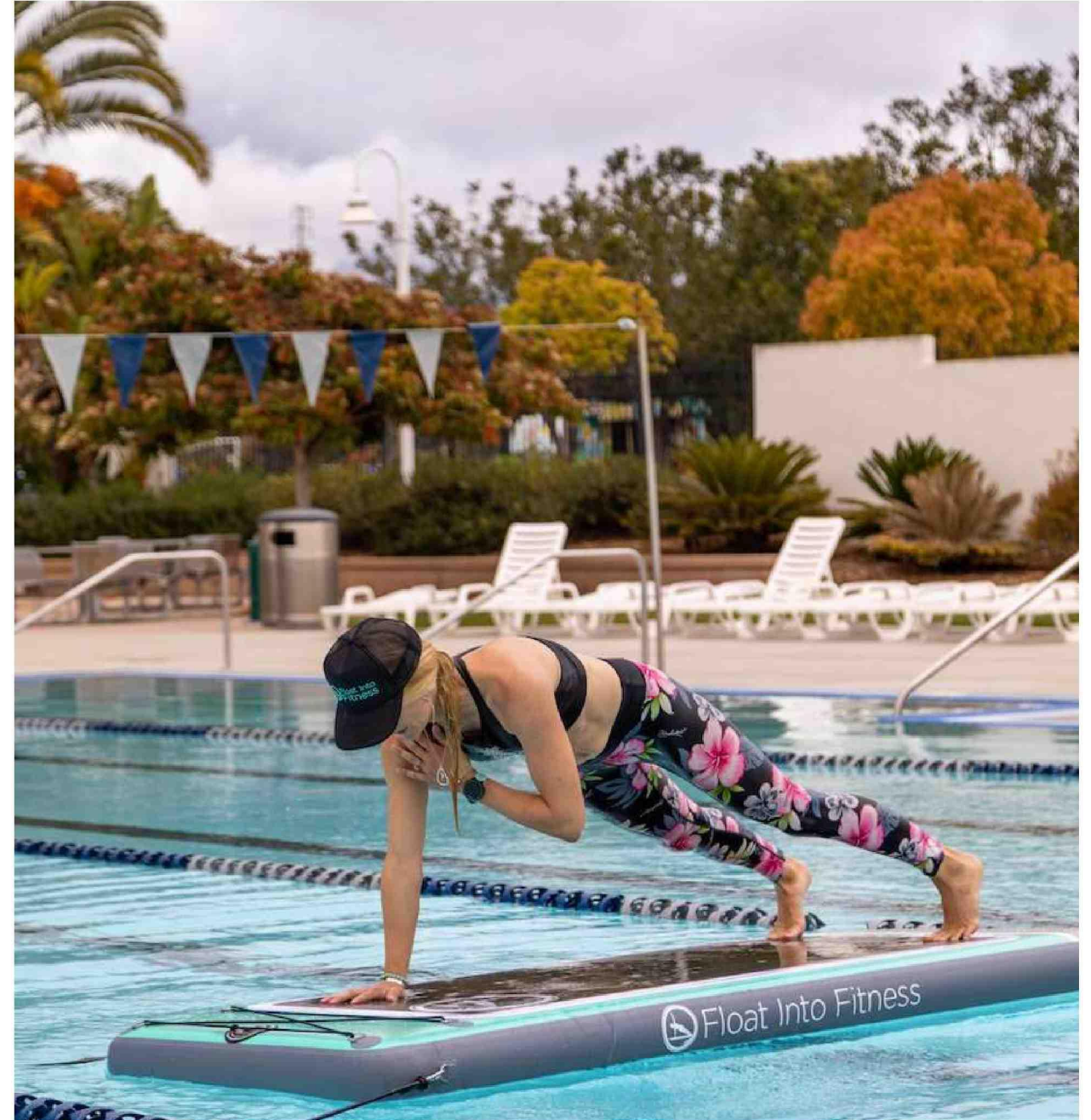
AQUATIC AMENITIES



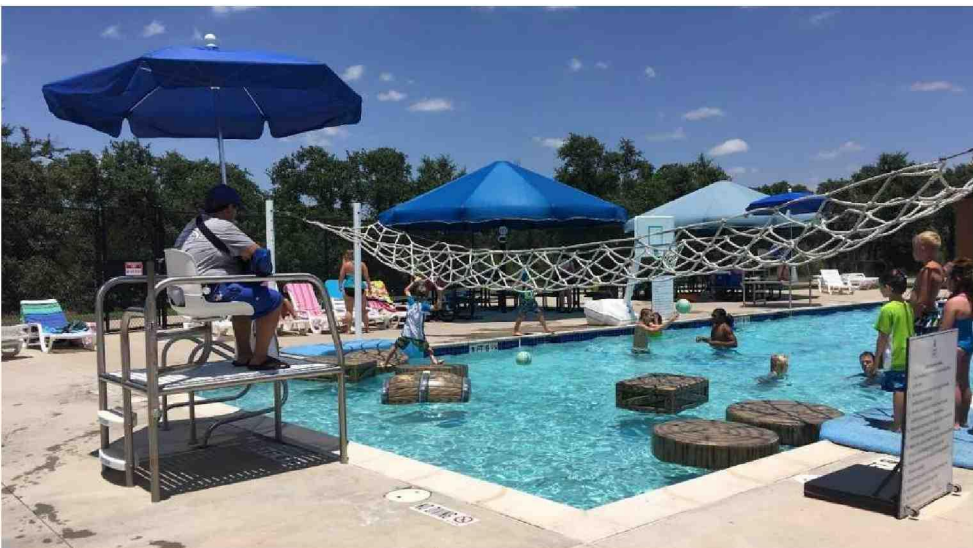
AQUATIC AMENITIES



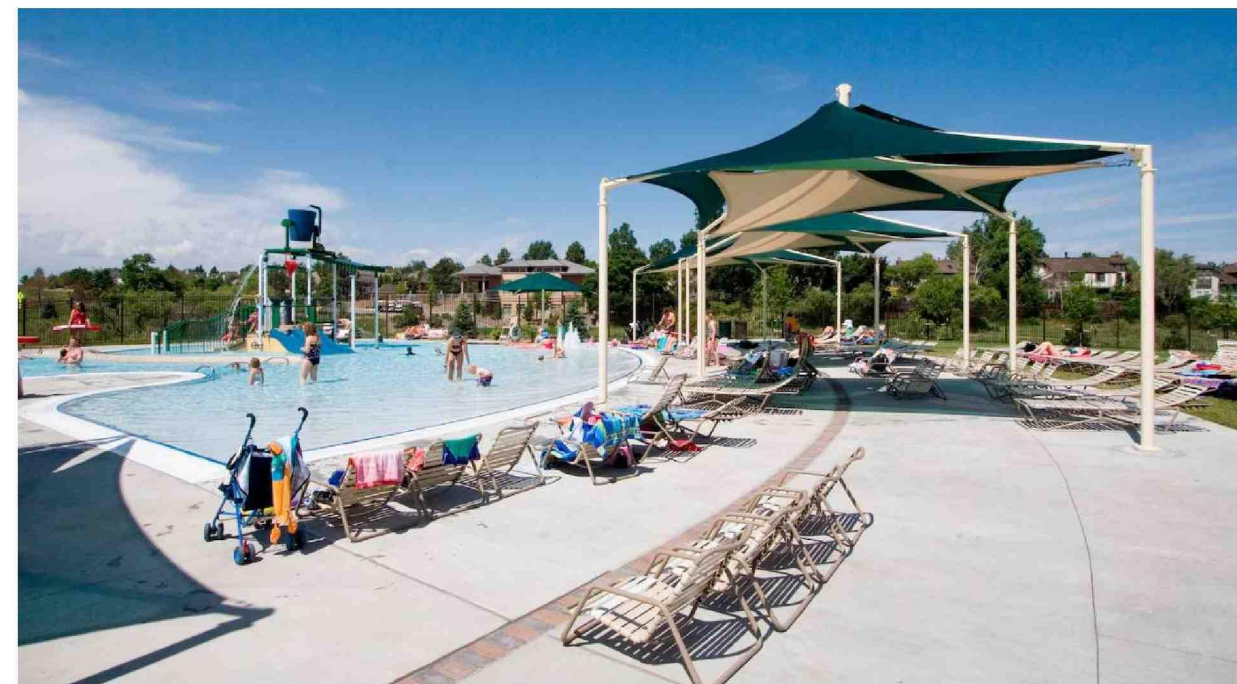
AQUATIC AMENITIES



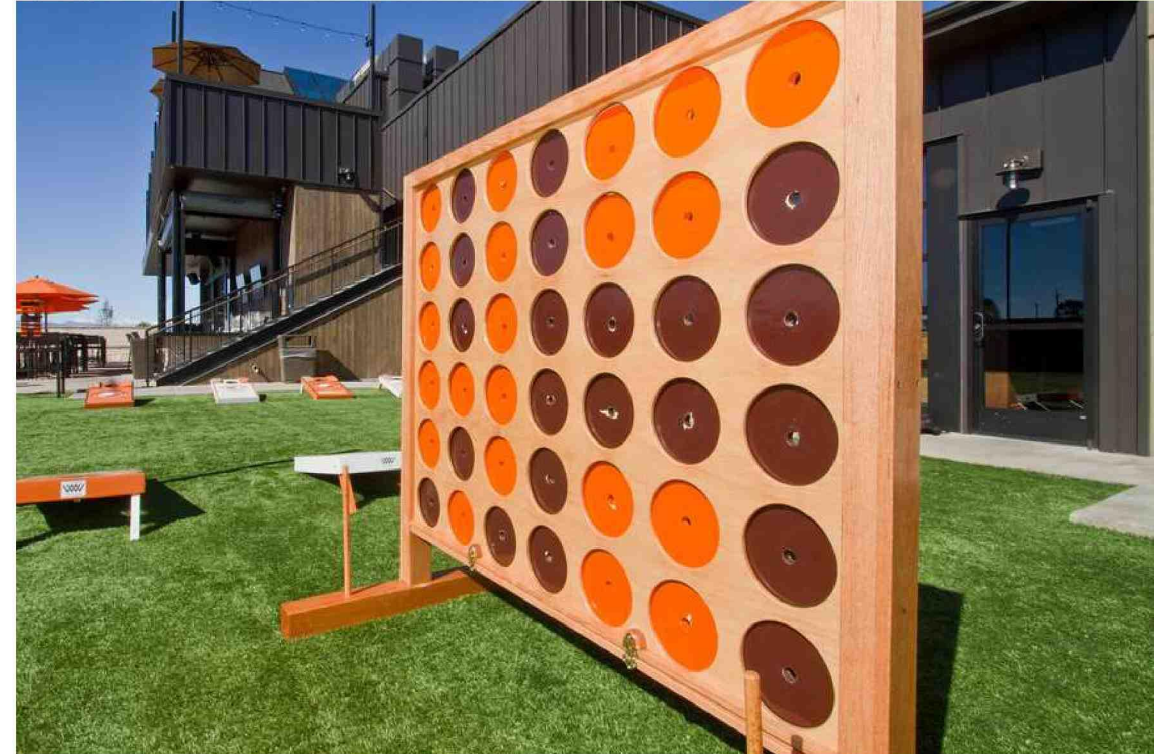
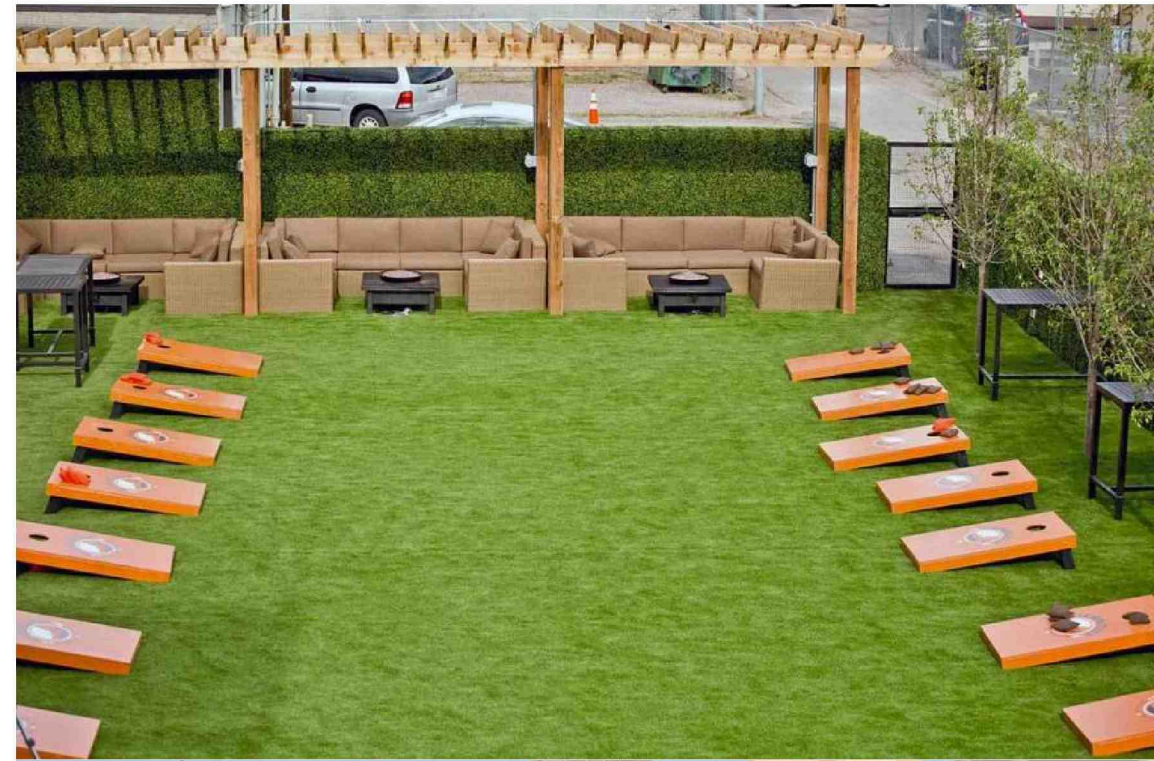
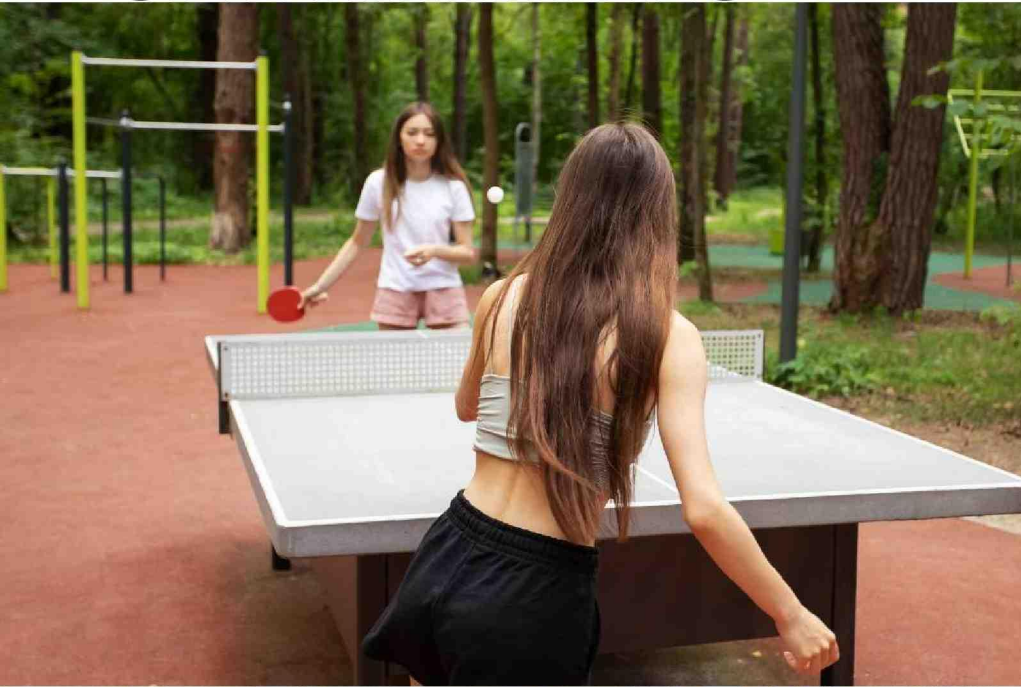
AQUATIC AMENITIES



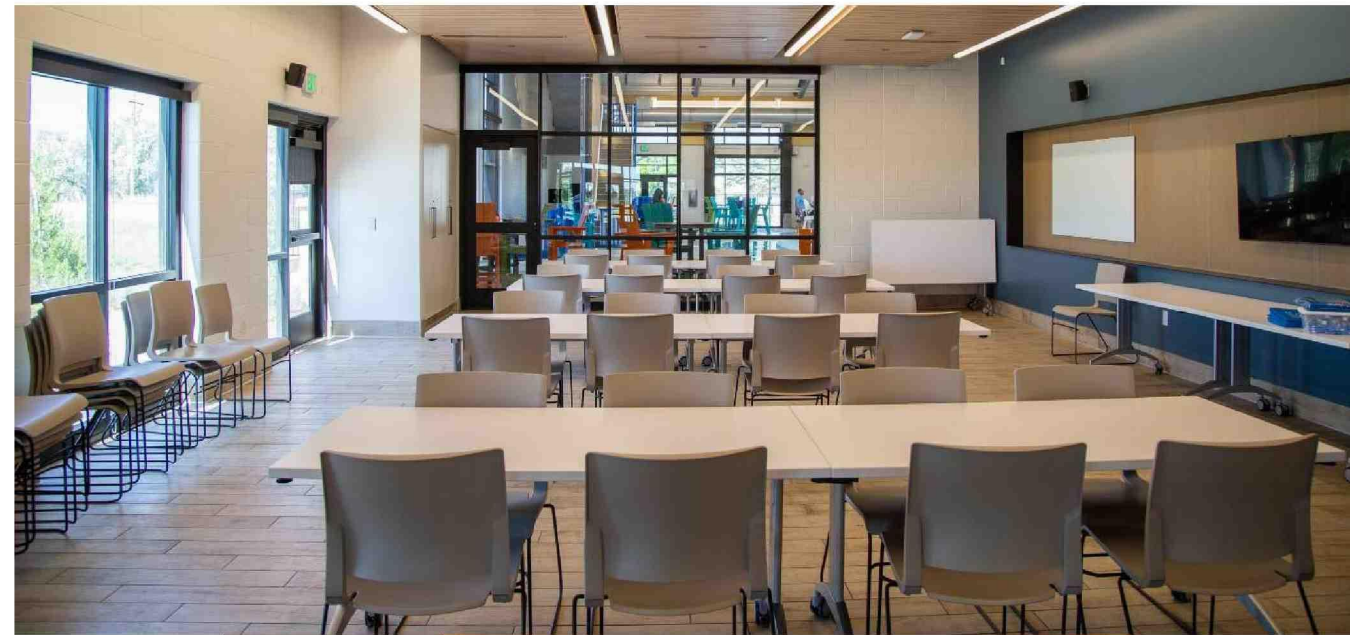
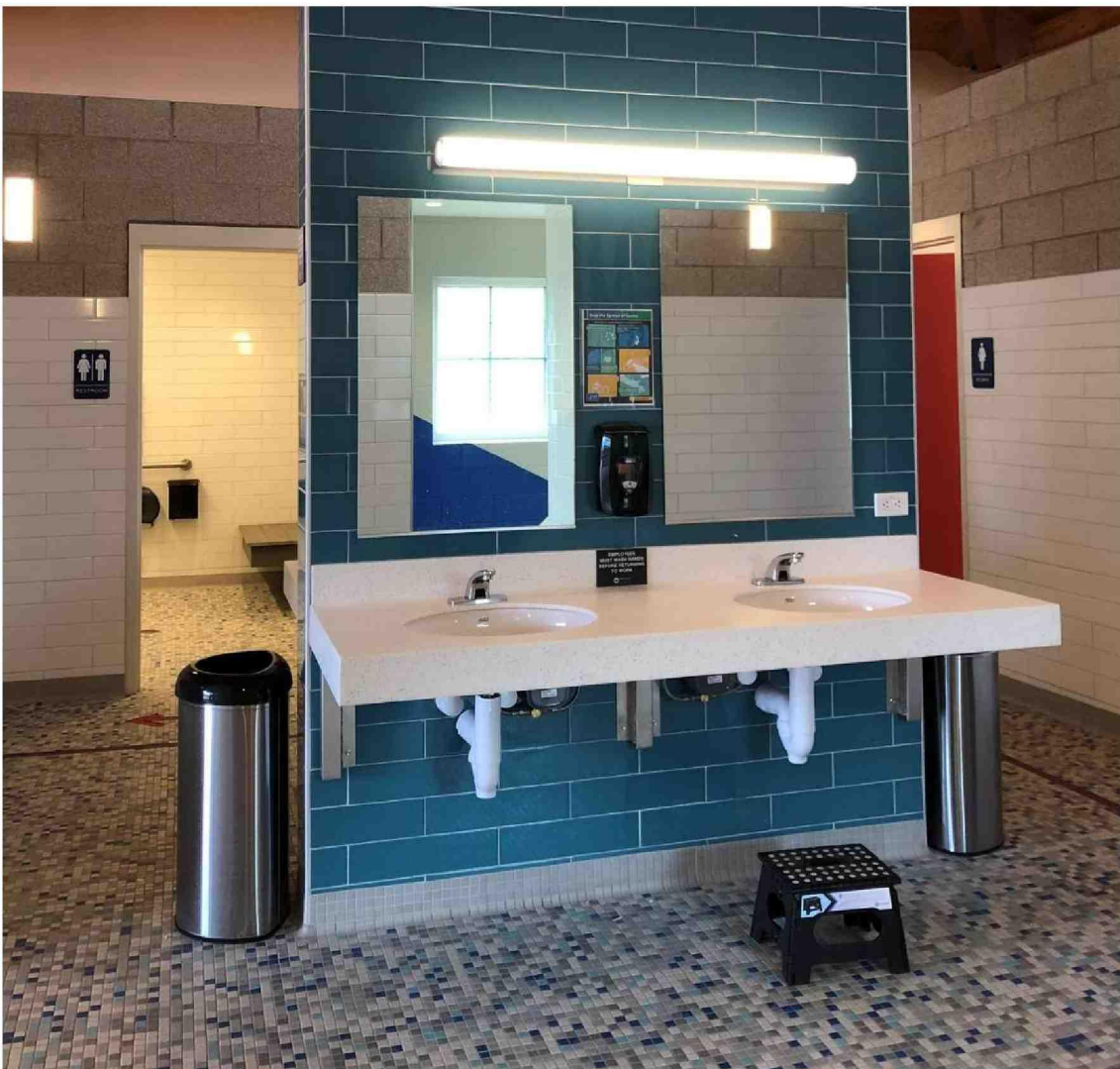
SITE AMENITIES



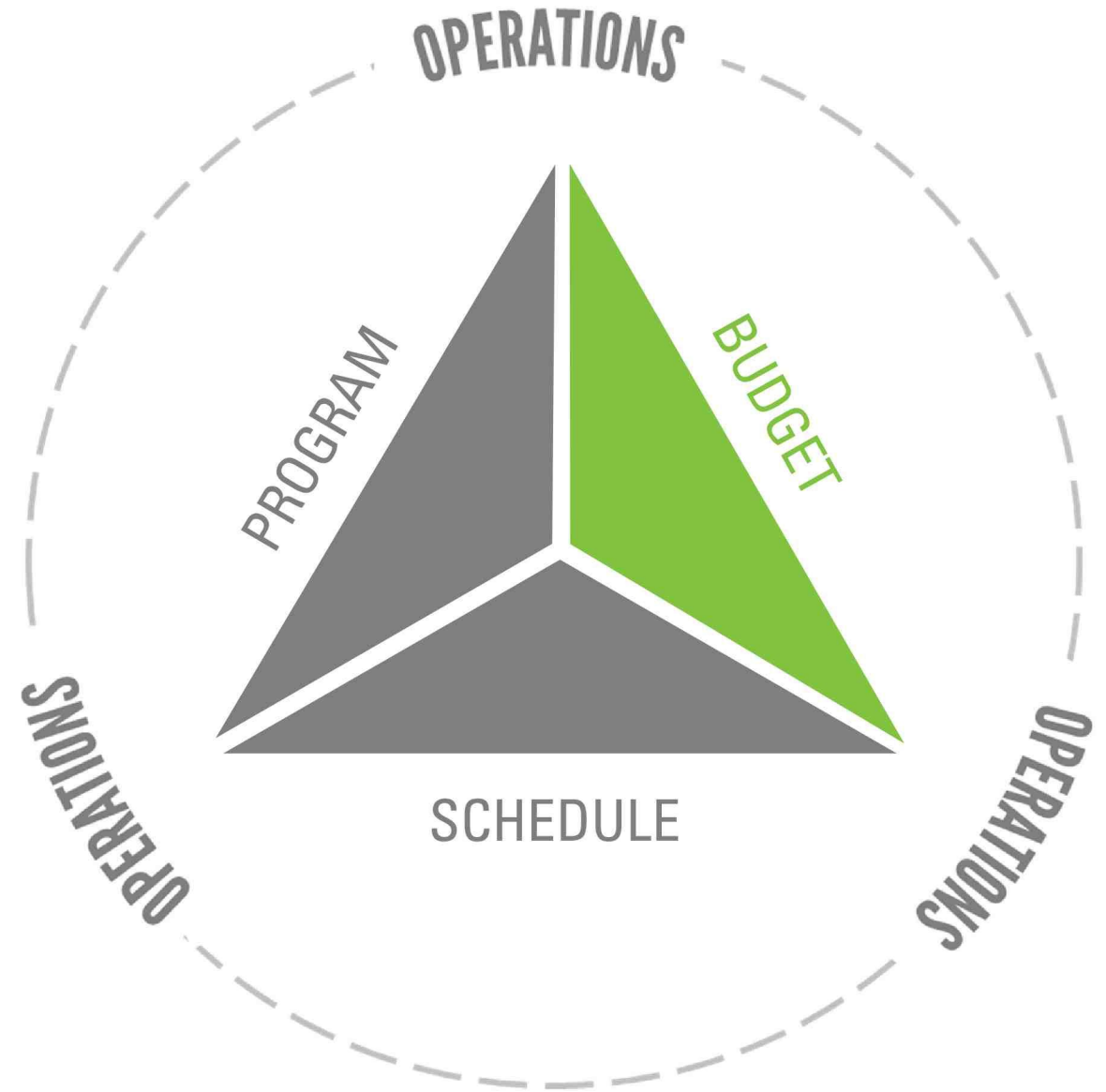
SITE AMENITIES



BUILDING AMENITIES



PROJECT BUDGET



NORTH POOL AQUATIC UPGRADES & RENOVATION COSTS

Recommendation	Purpose	Priority	ROM Cost Opinion Range				
1. Perimeter pool skimmers are in poor condition and should be replaced.	Operational	First	\$105,000 to \$125,000	9. Consider the installation of Cal Hypo feeders instead of the liquid chlorine currently used. Could be a AccuTab System	Operational	Second	\$8,000 to \$12,000
2. Instead of replacing the skimmers install a high performance perimeter gutter system. This would enhance pool operations and user experience. This will require surge tank and lower elevation for pool circulation pump.	Operational	First	\$490,000 to \$550,000	10. Provide additional Chemical Storage in well ventilated area and create larger pool Mechanical room	Compliance	First	\$365,000 to \$500,000
3. Remove existing pool interior finish and replace with either special aggregate finish or Ecco Finish. At this time replace existing recessed stairs with flush mounted treads.	Operational	First	\$190,000 to \$220,000	11. Install emergency off button in pool operator office.	Compliance	First	\$2,500 to \$5,500
4. Replace Main Drain grates with VGBA compliant and updated grates	Compliance	First	\$15,000 to \$22,000	12. Consider upgrading electrical service to 3 phase power.	Operational	First	NA
5. Replace all underwear lights with LED fixtures	Operational	First	\$35,000 to \$40,000	13. Consider using electric heaters for the pool. This will require 3 phase power and 2 300 KW heaters	Operational	First	\$85,000 to \$105,000
6. Convert existing wading pool to splash pad	Operational	First	\$395,000 to \$550,000	14. Upgrade pool insulation covers to be powered to easy in removal.	Operational	First	\$35,000 to \$75,000
7. Perform a leak detection test to verify waterproof integrity of the pool vessel.	Operational	First	NA	15. Add Additional shade structures. Must be wind rated to 140 MPH.	Operational	Second	NA
8. Install water meters on fill lines to monitor water usage.	Operational	First	\$550 to \$700	16. Increase deck light levels	Operational & Safety	First	NA
				17. Add 2 swim lanes for 10 total			\$600,000-\$700,000

POOL MECHANICAL EQUIPMENT REPLACEMENT COSTS = \$2,080,000

NORTH POOL BUILDING SITE COSTS

			Extended Cost	
			LO	HI
SITE	13	Extend pool deck by 2,000 SF on north side	\$30,000	\$40,000
	14	Add two pole-mounted shower heads at pool deck	\$3,500	\$5,000
	15	Add new pool deck light fixtures to illuminate water surface	\$4,500	\$6,000
	16	Provide new shade canopies - fabric on metal poles	\$50,000	\$60,000
	17	Option: add auxiliary pool mechanical building, 1,200 SF. Include new piping.	\$0	\$0
	18	Add 2 EV charging stations	\$20,000	\$25,000
	19	Redo paving around accessible parking per slope requirements	\$12,000	\$18,000
	20	Seal coat at parking lot and restriping	\$10,000	\$13,500
	21	Add bike racks to match existing	\$600	\$1,500
	22	Add (3) convenience outlets at pool deck	\$1,000	\$1,500
	23	Upgrade electrical service from single phase to 3-Phase	\$100,000	\$150,000

SITE COSTS = \$320,000

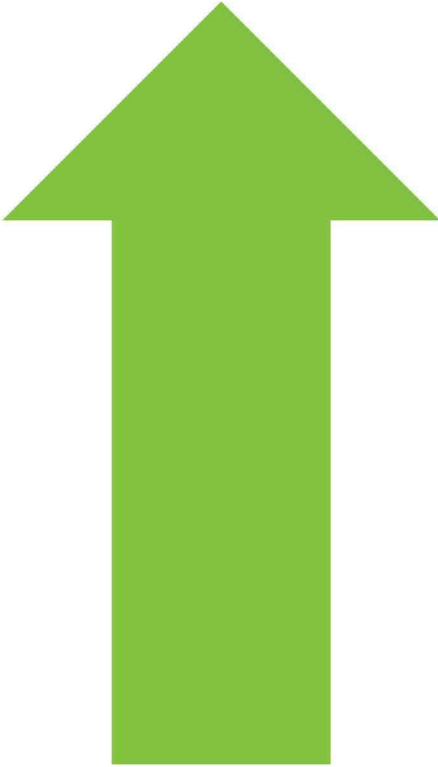
HARD COSTS

Means Estimating Guide City Cost Indexes

DIVISION	Denver			Adjust Factor	Dallas		
	Material	Installation	Total		Material	Installation	Total
Site Construction	93.7	101.2	99.0	95%	107.7	88.2	94.0
Concrete forms	98.5	77.7	80.5	85%	97.5	64.1	68.7
Concrete reinforcement	101.2	82.7	92.0	83%	99.1	52.8	76.0
C-I-P concrete	99						
Concrete	101						
Masonry	96						
Metals	101						
Wood & Plastics	91						
Thermal & Moisture	101						
Doors & Windows	101						
Plaster & gypsum board	99						
Ceilings & acoust. Treatment	101						
Flooring	101						
Wall Finishes	101						
Finishes	101						
Division 10-14	101						
Mechanical	101						
Electrical	101						
Weighted Average	101						

Space		Estimated Denver Value/ Cost Density	Indexed Cost to Dallas Construction Midpoint
		January 1, 2014	Jan-18
Office Space	\$	155	\$ 185
Office Storage	\$	108	\$ 129
Lobby	\$	201	\$ 239
Public Toilets	\$	216	\$ 257
Community Room	\$	195	\$ 232
Classroom	\$	173	\$ 206
Locker Rooms	\$	244	\$ 291
Weights and Fitness	\$	184	\$ 219
Athletic Storage	\$	107	\$ 127
Walk/ Jog Track	\$	103	\$ 123
Gymnasium	\$	190	\$ 226
Natorium	\$	231	\$ 275
Lap Pool Water	\$	217	\$ 259
Leisure Pool Water	\$	217	\$ 259
Wet Storage	\$	119	\$ 142
Ice Enclosure/ Field House	\$	108	\$ 129
Ice Rink	\$	108	\$ 129
Ice Support	\$	152	\$ 181
Spectator Seating	\$	157	\$ 187
Library Spaces	\$	195	\$ 232
Theater	\$	325	\$ 387
Kitchen	\$	195	\$ 232

COST ESCALATION



SOFT COSTS

NORTH POOL BUILDING UPGRADE & RENOVATION COSTS

POOL MECHANICAL EQUIPMENT REPLACEMENT COSTS	\$2,080,000
BATH HOUSE RENOVATION & PORCH ENCLOSURE	\$1,100,000
AMENITIES	\$500,000
SITE COSTS	\$320,000
SOFT COSTS	\$550,000
TOTAL	\$4,550,000

* Does not include addition of 2 lap lanes

NORTH POOL BUILDING SUMMER 2025 OPERATING BUDGET

North Pool Projected Costs - Summer Months 2025 - (May, June, July, August)
Revenue and Expense Analysis
Prepared 5.8.2025

Revenues	NP Summer 4 months	NP Summer Monthly
Swim Lessons, Masters Swim, Pool Parties, Guest Fees	11,000	2,750
Expenses		
Summer Pool Salaries (Hourly Lifeguards, Managers, FDAs)	(142,000)	(35,500)
Summer Aquatics Programming	(6,292)	(1,570)
Software, Office Supplies	(1,535)	(385)
Summer Utilities (Security, Comcast, Waste Connections, Eco Cycle, Xcel)	(12,300)	(3,000)
Summer Building Maint. (RBR Cleaning, Main Street Mat)	(8,700)	(2,175)
Summer Swimming Pool Maintenance / Chemicals (opening and closings)	(24,600)	(6,150)
Summer Uniforms	(1,540)	(385)
Summer Water	(3,220)	(800)
Summer Pool Repairs & Improvements/CIP	(30,000)	(7,500)
	(219,187)	(57,465)
Net Income/(loss/subsidy)	(208,187)	(54,715)

NORTH POOL BUILDING WINTER 2025 OPERATING BUDGET

North Pool Projected Costs - Winter Months (September through April)
Revenue and Expense Analysis
Prepared 5.8.2025

Revenues	NP Winter Monthly
Monthly Use by Swim Groups, Programs, Pool Parties, Possible User Fees	
Expenses	
Pool Salaries	(23,000)
Winter Aquatics Programming	(500)
Software, Office Supplies	(385)
Winter Utilities (Security, Comcast, Waste Connections, Eco Cycle, Xcel)	(18,000)
Winter Building Maint. (RBR Cleaning, Main Street Mat)	(2,175)
Winter Swimming Pool Maintenance / Chemicals; Additional Pump/Boiler Preventive Maintenance; Ice/Snow Removal	(4,450)
Winter Uniforms	(385)
Winter Water	(800)
Winter Pool Repairs & Improvements/CIP	(2,000)
	(51,695)
Net Income/(loss/subsidy)	(51,695)

NEXT STEPS

NEXT STEPS

- **CONCEPTUAL SPACE PLANS FOR CONSIDERATION**
- **CMGC**

NORTH POOL BUILDING SUMMER 2024 OPERATING BUDGET

North Pool Actual Costs - Summer Months 2024 - (May, June, July, August)
Revenue and Expense Analysis
Prepared 5.8.2025

Revenues	NP Summer 4 months	NP Summer Monthly
Swim Lessons, Masters Swim, Pool Parties, Guest Fees	10,600	2,650
Expenses		
Summer Pool Salaries (Hourly Lifeguards, Managers, FDAs)	(139,145)	(34,786)
Summer Aquatics Programming	(6,145)	(1,535)
Software, Office Supplies	(1,500)	(375)
Summer Utilities (Security, Comcast, Waste Connections, Eco Cycle, Xcel)	(12,000)	(3,000)
Summer Building Maint. (RBR Cleaning, Main Street Mat)	(8,500)	(2,125)
Summer Swimming Pool Maintenance / Chemicals (opening and closings)	(24,000)	(6,000)
Summer Uniforms	(1,500)	(375)
Summer Water	(3,145)	(785)
Summer Pool Repairs & Improvements/CIP	(10,000)	(2,500)
	(205,935)	(51,481)
Net Income/(loss/subsidy)	(195,335)	(48,831)



Town Board Meeting Minutes

April 28, 2025
Town Hall, 124 E. Coal Creek Drive
Superior, CO 80027
6:00 p.m.

Dinner with Advisory Committee for Environmental Sustainability (ACES)

Call to Order Meeting of Town Council

Pledge of Allegiance

Roll Call

Present: *Mayor Mark Lacis
Mayor Pro-Tem Jason Serbu
Council Member Heather Cracraft
Council Member Mike Foster
Council Member Stephanie Miller
Council Member Neal Shah*

Absent: *Council Member Jenn Kaaoush*

Others Present: *Town Manager Matt Magley
Town Attorney Nicholas Hartman
Town Clerk Shannon Dujardin*

Approval of Agenda

Motion: Council Member Neal Shah moved to approve c. Approval of Agenda, seconded by Council Member Heather Cracraft. **Vote:** CARRIED. 6 - 0

Executive Session to hold a conference with the Town's attorney and special counsel to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), regarding Rocky Mountain Metropolitan Airport and related aviation matters

Motion: Council Member Neal Shah moved to enter Executive Session to hold a conference with the Town's attorney and special counsel to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), regarding Rocky Mountain Metropolitan

Airport and related aviation matters, seconded by Council Member Stephanie Miller. **Vote:**
CARRIED. 6 - 0

Action on Executive Session

Motion: Mayor Mark Lacis moved to authorize the Town's Special Council for Airport Litigation to take all steps necessary to appeal the District Court's decision, seconded by Council Member Neal Shah. **Vote:** CARRIED. 5 – 1
Yes: Lacis, Cracraft, Foster, Miller, Shah.
No: Serbu

Council Reports

Public comment given by :

Dave Crawford, Jeff Cote, Heidi Jaros, Brad Walker and Suzanne DeVenny.

Presentations:

Sister Carmen Community Center

Boulder County Office of Disaster Management/Boulder County Sheriff's Office Presentation

BRS Presentation - Pool Assessments

Consent Agenda

Motion: Council Member Mike Foster moved to approve the Consent Agenda, seconded by Mayor Pro-Tem Jason Serbu. **Vote:** CARRIED. 6 - 0

Public Hearing and Second Reading - Consideration of Ordinance Authorizing the Issuance of the Town's 2025 Capital Improvement Projects (CIP) Sales and Use Tax Revenue Bonds (Maximum Aggregate Principal Amount of \$20,000,000), Providing for the use of the Bond Proceeds to Pay or Reimburse the Town for the Costs of Capital Projects of the Town; and Other Details in Connection with the Bonds; and Authorizing the Execution of Other Agreements and Documents in Connection with the Bonds

Motion: Mayor Mark Lacis moved to approve an Ordinance, Authorizing the Issuance of the Town's 2025 Capital Improvement Projects (CIP) Sales and Use Tax Revenue Bonds (Maximum Aggregate Principal Amount of \$20,000,000), Providing for the use of the Bond Proceeds to Pay or Reimburse the Town for the Costs of Capital Projects of the Town; and Other Details in Connection with the Bonds; and Authorizing the Execution of Other Agreements and Documents in Connection with the Bonds, seconded by Mayor Pro-Tem Jason Serbu. **Vote:** CARRIED. 6 – 0

Public Hearing and Second Reading - Consideration of Ordinance - Chapter 16 Land Use Code
Updates for Accessory Dwelling Units, Residential Occupancy, and Minimum Parking
Requirements

Motion: Mayor Mark Lacis moved to approve an Ordinance Approving Code updates to Chapter 16 Land Use Code for Accessory Dwelling Units, Residential Occupancy, and Minimum Parking Requirements, seconded by Council Member Mike Foster. **Vote:** CARRIED. 6 - 0

Adjournment 10:10 p.m.)

Mark Lacis, Mayor

Shannon Dujardin, Town Clerk



**MEETING NOTES
HISTORICAL COMMISSION
APRIL 18, 2025
10:00 AM
SUPERIOR COMMUNITY CENTER
1500 COALTON ROAD**

This meeting will be held in person and online. Members of the public may [participate in the meeting via Zoom](#) or [view the meeting on YouTube](#) (closed captioning available). The recording of the meeting will be made available after the meeting on [YouTube](#) and at [SuperiorColorado.gov](#)

1. Call Meeting to Order

At 10:00 a.m. meeting called to order by Larry Dorsey.

2. Preliminary Matters

- Roll Call

Present: Larry Dorsey; Mary Cartwright (Zoom); Maureen Hogg; Scott Phillips; Jill Roberts; Susan Stanish; Errol (Wally) Waligorski; Karen Waligorski, Dalton Valette (Zoom)

Absent: N/A

Staff present: JG

Town Council Liaison: Heather Cracraft

Guest(s): Doug Walker

- Approval of Agenda

Scott moved to approve the agenda and it was seconded by Jill.

Unanimously approved.

- Public Comment (limit 5 minutes/person)

There was none.

3. General Updates, Debriefing & Discussion Items

- Updates

- i. Correspondence, completed/required

Mary sent thank you notes to Louisville Museum and Chelsea for the ANFRM meeting earlier this week.

- ii. Marshall Fire Remembrance, all advisory group subcommittee, via CAPS

Dalton stated that the subcommittee had a good meeting earlier this month. The biggest takeaway was setting a timeline for RFQ process. If all goes to plan, the remembrance project would be completed by December 30, 2025 for the 5-year anniversary of the fire. The plan is to get three semi-finalists to present a concept plan to Town Council later this year.

- iii. RFI log and Mass Media list

Karen is still working to connect with Deb Autrey regarding the scanning of her family photos.

- iv. Donor(s)

- Lions Club and recent donations

JG says they have a small amount of their donation money left over to either purchase trees for Asti Park and/or replace the sign that burned which identified the park and the museum. If they did the sign replacement it would have a placard underneath it that would identify them as the donor. Mary said trees near their bench would be nice for future shade. Per discussion trees are the preferred choice. JG has been working with

Daryl McCool regarding programming of the digital screens for the museum. Karen said there are five outstanding donations she is still working on and having trouble getting people to get back to her regarding milk bottles, an antique radio, children's books and a potential teacher's desk.

- Debriefing

- i. April 5 open museum day

Very busy at Asti with many visitors; Grasso had four visitors. When we get the barn open, we'll have more to show off. The publicity we've been getting per Town Communications has been helpful.

- ii. April 11 work session

We got some useful things done per collection items. Per suggestions at the ANFRM meeting, we need to start getting things unloaded and into our archival boxes. Jill suggests dedicating more time and suggests setting regular monthly work sessions.

- iii. ANFRM meeting

Attended by Mary, Larry, Jill, and Susan and held at Louisville Historical Museum. Per Mary, they recommended that for our donated antique dress we contact a professional conservator to get it pressed and looking more presentable. They also emphasized the importance of always storing items in archival boxes. They have a well-organized system of cataloging their accessions per box, per shelf, per room, and per building. Larry mentioned the two dioramas they have of downtown Louisville. He is following up on the possibility of getting the creator Mr. DelPizzo to recreate the Industrial Mine model that was lost in the fire.

- iv. Heritage Roundtable

Larry attended the meeting and reported that the Boulder County Courthouse has been designated as a national historical site. We are considering sponsoring refreshments for their Square Nail for Historic Preservation awards ceremony happening on May 12. Requesting up to \$125 for support; Scott moved for support, Dalton seconded. Unanimously approved.

- Discussion Items

- i. Publicize and prepare for May 3 Historic Walk; put out stakes

Larry got the required permit from Boulder County for the event. Scott and Dalton volunteered to help put out stakes. Mention is already in the Parks and Rec newsletter. Per JG, Arts and History is paying for a videographer to document the tour, focusing mainly on Larry and his presentation versus the participants. Participants will meet at Grasso. JG suggests Larry meet with videographer ahead of time.

- ii. Expense for custom wood shelving and sink lowering at Asti Museum (vote)

JG reports there were several estimates and is a two-part job to create a custom shelf for above the kitchen sink and for adjusting the wood base of the sink to be at an appropriate height. Two previous contractors supplied estimates but they did not have woodworking skills. The third, David Bledsoe, does have the woodworking skills and provided an estimate of \$850. Wally moved to finance up to \$1,000, which could include new faucets as well. Karen seconded. Unanimously approved.

- iii. Asti trifold brochure design review, possible printing and associated cost (vote).

Maureen and Dalton have been working on this project. Dalton suggested a minimal print run and possibly laminate some to have at the museum as well as created a QR code that could take people to the document on our website. The group noted a few typos that Dalton addressed in the original. The group discussed pros and cons of printing versus focusing on reduced paper strategy. Maureen suggested we could reduce the estimate by lowering the quantity. Ultimately, Jill suggested a vote on either a professional four-color print process (quote from Morell) for \$300-400 or a no-cost Town copier printing option for pilot usage. The group decided on a no-cost pilot printing would be best for now. Maureen requested we keep the professional printing as

an option for the future. We will revisit in August. Jill moved for in-house printing option and it was seconded by Mary. Unanimously approved.

- iv. Affiliate Network membership with History Colorado and associated cost (vote).
The membership cost would be \$1.00 for now, a price incentive by History Colorado based on the annual operating budget of organizations. Per Scott, we would have access to ongoing webinars, professional education, and discounted rates on traveling exhibits. Once we get the membership up and operating, we will explore additional costs that may be incurred for webinar attendance. Scott moved to approve the \$1 budget to join the organization Affiliate Network of History Colorado. Mary seconded. Unanimously approved.
- v. Asti article reprint
This was an article Larry created in about 2008 and Maureen is making updated edits and suggests we could also print in-house as needed. Maureen also created a timeline of historical events to go along with it. Maureen will send her current draft to the group and we will revisit this at a later meeting.
- vi. Fall Program planning
Larry mentioned his suggestion at a prior meeting about a speaker from the 10th Mountain Division. Mary also mentioned the idea of having a speaker from Right Relationship Boulder, which would be a presentation on the indigenous links to our area. That group were guests at Commission meeting a few months back. The group ultimately think Right Relationship Boulder would be best for the fall program. Dalton will reach out to them to check availability for October.
- vii. Status of Grasso Park National Register application
Jill put the draft together and Scott reviewed it; their consensus is that we don't have enough information in it yet so the two of them will have another draft within a few months. Per Jill we also may want to consider developing a formal historic preservation plan. We would need budget for this so this could be something we discuss during our meeting with the Town Council in June. We may want to seek grant money for this.
- viii. Mid-month work session and barn work
Mary suggested we mount some of the farm tools on the wall inside the barn if possible. Larry mentioned we have tentatively decided to have a mid-month work session on a regular basis, scheduled for the 2nd Friday of each month. We're already having a May 2 work session to get ready for the Historic Walk on May 3. JG mentioned that based on ongoing cleanup of the barn, we may not be ready for people to visit on the May 3 date. During May 2 work session we could at least move the equipment over to the barn. We'll have an additional work session on May 9.

- Upcoming Events

- i. May 3 open museums 10 a.m. - 2 p.m. and Annual Historic Walk, 2 - 3:30 p.m. and filming
Larry may not be available at the museum until noon, otherwise all others are available.

- Staff Updates

- i. Q1 2025 budget report
JG had emailed and provided a hard copy of the SHC budget. There have not been many expenses thus far.
 - ii. Council dinner date change to June 16
JG mentions the group will need to create an informal agenda and potential 2026 budget asks ahead of the meeting; this will be an agenda item for next meeting.
 - iii. Status of miner memorial and statue research
Large bronze plaques were recently installed but JG reported that one ended up slightly crooked so had the installation company back out to adjust. JG is researching the cost of a life-sized statue

of a miner. The budgeted amount may end up getting split between this year and next year. She hopes to have quotes for us next month.

iv. Veteran involvement with SHC for July 4

Wally had attended a resident veteran group meeting led by Council Member Kaaoush, and had suggested the July 4 veteran ride in the fire truck. Mikaela thinks this is a great idea and would appreciate additional suggestions. Wally will seek further logistics commitments by the veterans at their next meeting and follow up with JG and Mikaela. He also raised the idea of having the fire truck in the Louisville Labor Day parade with the veterans.

v. Status of GSA/Kathryn and volunteer/Jade

Karen continues to work with Kathryn on accessioning. Scott and Dalton talked with Jade about the idea of an indigenous exhibit, loaned by History Colorado. Once their background checks are completed, work will commence.

4. Work Plan Check-in

No discussion.

5. Other

- Jill says the Superior Folklore book is not under copyright, so we have the right to copy and reuse as we wish.

6. Adjourn

Dalton moved to adjourn, and Scott seconded.

Next meeting: Friday, May 16, 2025, 10:00 a.m. at the Superior Community Center



A PROCLAMATION MEMORIAL DAY

WHEREAS, Memorial Day was first officially proclaimed on May 5, 1868, by General John Logan in his General Order Number 11, and in 1968, by act of Congress, it was determined that the holiday would be observed on the last Monday in May; and

WHEREAS, the sacrifices that such members of the United States Armed Forces and their family members that support them, have preserved the liberties that have enriched this nation, making it unique in the world community; and

WHEREAS, as we observe Memorial Day, we remember the more than one million Americans who have died to preserve our freedom, the more than 140,000 residents who were prisoners of war, and all those who were declared missing in action. We also honor our veterans for their dedication to America and their sacrifice; and

WHEREAS, on this Memorial Day, we honor our fallen soldiers, and their commitment to our country and their legacy of patriotism and sacrifices of many women and men who answered then nation's call to duty and fought with honor and valor and, in the end, gave the ultimate sacrifice to safeguard the rights of all Americans; and

WHEREAS, by giving their lives in this cause of freedom, these heroes have protected and inspired all Americans, and we are truly grateful for their sacrifice; and

WHEREAS, the residents of Superior join with people across the nation in remembrance of those who died while courageously serving their country during war.

NOW, THEREFORE, BE IT RESOLVED, that I, Mayor Lacis, Mayor of the Town of Superior, Colorado, and the Town Council hereby dedicate and proclaim Monday, May 26, 2025, as Memorial Day in the Town of Superior and call this observance to the attention of all of our residents.

PROCLAIMED this 12th day of May, 2025.

Mark Lacis, Mayor



ITEM NO. 6d

INFORMATION FOR MEETING OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: Consideration of an Ordinance Amending Section 8-1-70
Regarding Authority to Tow Vehicles

MEETING DATE: May 12, 2025

PRESENTED BY: Matt Magley, Town Manager
Dave Salaman, Sgt. Boulder County Sheriff's Office
Nicholas Hartman, Town Attorney

PRESENTED FOR: First Reading

BACKGROUND:

State legislation governing the towing of illegally parked vehicles has been amended and the Town's Municipal Code needs to be updated to remain aligned with statewide standards and ensure Boulder County Sheriff's Office staff are able to work with Town staff to help mitigate issues due to illegally parked vehicles in our community. The current authority to tow vehicles limits the Town's ability to maintain esthetics of a neighborhood due to presence of an abandoned vehicle. There have been several instances where an abandoned vehicle was left in Superior, and we were able to resolve without having to find a method to tow those vehicles under our current ordinance. Through proactive communication with vehicle owners, the Town has been able to get vehicles removed rather than pursuing a Municipal Court Order to have vehicles removed as currently required. In preparation for a future instance where these proactive efforts may be unsuccessful, the Town Attorney and Sgt. Salaman have worked to assemble a proposed amendment to the Code that identifies circumstances under which towing a vehicle may be the most appropriate step. Scheduled under this agenda item is Council consideration of the first reading of an ordinance updating the Town's authority to tow vehicles.

As currently written, the Code only allows the impoundment of an abandoned vehicle with a Municipal Court Order, which can require several weeks to process, and then only under very limited circumstances would this step even be possible to carry out. The current ordinance is also very restrictive as to when Law Enforcement staff are able to tow vehicles when it would otherwise be necessary, for example when the driver of a vehicle is taken into custody, or the driver of a vehicle does not hold a valid driver's license.

RECOMMENDED ACTION:

First Reading of the Ordinance and set second reading for May 27, 2025, Council Meeting.

ATTACHMENT:

- Ordinance

**TOWN OF SUPERIOR
ORDINANCE NO. O-11
SERIES 2025**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR
REPEALING AND REENACTING SECTION 8-1-70 OF THE SUPERIOR
MUNICIPAL CODE, REGARDING THE AUTHORITY TO TOW VEHICLES**

WHEREAS, the Town desires to update its authority to tow vehicles; and

WHEREAS, the Town Council finds that adoption of this Ordinance is in the best interest of the public health, safety and welfare of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO:

Section 1. Section 8-1-70 is hereby repealed in its entirety and reenacted as follows:

Sec. 8-1-70 – Authority to tow vehicles.

(a) The Town is authorized to remove a vehicle to the nearest place of safety or to a secure impound lot or facility when:

- (1) A vehicle is left unattended upon any bridge, causeway or viaduct, or in any underpass, where such vehicle constitutes an obstruction to traffic;
- (2) A vehicle on a street is so disabled as to constitute an obstruction to traffic or public hazard, and the person in charge of the vehicle is unable or unwilling to provide for its custody and removal;
- (3) A vehicle being driven on a street is so defective as to pose an imminent hazard to public safety;
- (4) A vehicle is left unattended on a street and is parked in a way that constitutes a definite hazard or obstruction to the normal movement of traffic or proper street or highway maintenance;
- (5) A vehicle is left unattended on public property and a peace officer has reasonable grounds to believe it has been abandoned;
- (6) The driver of a vehicle is taken into custody by a peace officer;
- (7) Removal is necessary in the interest of public safety because of fire, flood, storm or other emergency reason;

(8) The vehicle is parked in a tow-away zone or in a handicapped parking space without displaying a placard or license plate indicating that the vehicle may be parked in such a space;

(9) There is probable cause to believe that the driver of the vehicle does not hold a valid driver's license, or the driver's license is actively suspended, revoked, denied or canceled;

(10) A law enforcement officer has reason to believe that the driver of the vehicle is not in rightful possession of the vehicle and the officer cannot verify ownership through readily available means;

(11) There is probable cause to believe that the owner or operator of the vehicle fails to have a complying policy or certificate of self-insurance in full force and effect, as required by C.R.S. §§ 10-4-619 and 10-4-624; or

(12) Impound of the vehicle is ordered by the Municipal Court.

(b) All costs incurred by the Town in removal of any vehicle pursuant to this section shall be the responsibility of the owner of such vehicle.

(c) Nothing in this Section shall be deemed to restrict the authority possessed by any peace officer under any other provision of law to seize any vehicle or part thereof if it is or contains evidence or is an instrumentality of a crime. Such provisions include, without limitation, the authority to seize a vehicle when there is probable cause to believe that a vehicle has been involved in a hit and run accident or contains stolen parts, or when a search of a vehicle has been authorized by court order. The release of any vehicle so seized shall be governed by the law under which it was seized. When such vehicle is released pursuant to such law, its owner shall be notified and shall not be liable for the towing or storage charges attributable solely to such seizure, but shall be liable for such costs to the extent attributable to any charge which arose concurrently under this Section.

Section 2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or part or parts be declared unconstitutional or invalid.

Section 3. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 4. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

**INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this ____ day
of _____, 2025.**

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk



ITEM NO. 6e

INFORMATION FOR MEETING OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: Resolution – Approving a Contract with Brannan Sand and Gravel Company, LLC for the Rock Creek Parkway and McCaslin Intersection Improvements Project

MEETING DATE: May 12, 2025

PRESENTED BY: Brannon Richards, Public Works & Utilities Director
Christine Katz, Public Works & Utilities Civil Engineer

PRESENTED FOR: Action

BACKGROUND:

The 2025 CIP Budget includes funds for street replacement projects. Rock Creek Parkway and McCaslin Intersection Improvement Project is budgeted for and planned for 2025.

Rock Creek Parkway was constructed more than 30 years ago by the developer and while the Town has performed some maintenance on the roadway, the roadway surface has reached the end of its useful life. Rock Creek Parkway is rated the worst street in Superior based on the latest roadway condition assessment completed in 2024. Pavement condition index (PCI) ratings for different sections of Rock Creek Parkway are included in Table 1.

Table 1 – Rock Creek Parkway PCI Ratings

Road Name	From	To	PCI Rating
Rock Creek Parkway	McCaslin Blvd	E Wiggins St	17
Rock Creek Parkway	Coal Creek Drive	S 88 th Street	36*
Rock Creek Parkway	Indiana Street	Coal Creek Drive	41*
Rock Creek Parkway	Coal Ridge Drive	Coalton Road	49

* To be completed in 2025

Staff has evaluated the entire Rock Creek Parkway corridor and has formulated a phasing plan. In 2024, Rock Creek Parkway was reconstructed from the pedestrian bridge near McCaslin Boulevard to Indiana Street. A summary of the proposed phasing plan is included in table 2 below.

Table 2 – Rock Creek Parkway Phasing Plan

Roadway Section	Year	Budgeted Cost
McCaslin Blvd to Ped Bridge	2025	\$1.5 M
Indiana Street to S 88 th Street	2025	\$2.25 – 4.25 M
Honey Creek Ln to Coalton Road	2026/27	\$2.5 M

The Town Council approved the design for the reconstruction of Rock Creek Parkway from McCaslin Blvd to the Pedestrian Bridge in December 2024. The construction contract being presented is for the full reconstruction of Rock Creek Parkway from McCaslin Boulevard to the Pedestrian Bridge, including the McCaslin Boulevard and Rock Creek Parkway intersection.

Traffic and Roadway Impacts

The construction sequencing and phasing is an important piece of this project requiring coordination with the contractor of the Rock Creek Parkway Bridge project to keep access to Rock Creek Parkway open at all times. The Town will meet with the recommended contractor to discuss sequencing and phasing options. As proposed, the work will be completed in four phases with the first phase being completed in tandem with the current closure for the RCP bridge project.

Phase 1 includes closure of Northbound McCaslin Blvd south of Rock Creek Parkway and Eastbound Rock Creek Parkway to the pedestrian bridge. All movements through the McCaslin/RCP intersection will be open. Access in and out of Waterford will be maintained at all times but will occasionally be restricted to right turns on and off of E. Wiggins Street. Access in and out of the Key Bank complex will be maintained at all times. This closure is expected to last until June 20th. See plan sheet 13 for details on this closure.

- Rock Creek Parkway will have two-way traffic, one lane in each direction, north of the median as is currently set up for the RCP bridge project with traffic eastbound traffic shifting back to the south of the median at E. Wiggins Street.
- McCaslin Blvd will have two-way traffic, one lane in each direction, south of the intersection and transition back after the work zone.

Phase 2 includes closure of the road north of the median on Rock Creek Parkway from E. Wiggins Street through the Northbound lane of McCaslin Blvd. in the intersection (westbound RCP traffic). This closure will overlap with Phase 2 of the RCP Bridge project closure. All movements through the RCP/McCaslin intersection will be open with temporary striping as needed to route cars to the correct lanes. Access in and out of Waterford will be maintained at all times but will be restricted to right turns on and off of

E. Wiggins Street. Access in and out of the Key Bank complex will be maintained at all times. See plan sheet 14 for details on this closure.

- Rock Creek Parkway will have two-way traffic, one lane in each direction, south of the median. Cross over of westbound traffic to north of the median will occur at the Wiggins/RCP intersection.
- McCaslin Blvd will have two-way traffic, one lane in each direction north of the RCP intersection on the west side of McCaslin. Cross over of northbound traffic will happen in the RCP/McCaslin intersection to the south and at Discovery Parkway to the north.

Phase 3 includes closure of the north-west section of the Rock Creek Parkway/ McCaslin Blvd. intersection. It is anticipated that all movements through the RCP/McCaslin intersection will be open with temporary striping as needed to route cars to the correct lanes, though some closures of the east bound left-turn off of McCaslin Blvd onto RCP may be required. Access to the Oerman-Roche Trailhead parking lot will be closed during this phase, the Town staff will coordinate with Boulder County for this closure, as Boulder County has stated they will plan their open space grazing of this section during our closure. See plan sheets 15-17 for details on this closure.

- Rock Creek Parkway will have minimal traffic control for this closure with east and west bound lanes open.
- McCaslin Blvd. will have two-way traffic, one lane in each direction, north of the RCP intersection on the east side of McCaslin. Cross over of southbound traffic will occur at Discovery Parkway to the north and at the RCP/McCaslin intersection to the south.
- Access to Key Bank complex will be maintained though one-side of the intersection will be closed.

Phase 4 includes closure of the south-west section of the Rock Creek Parkway/ McCaslin Blvd. intersection and several hundred feet of McCaslin Blvd south of the intersection. All movements through the RCP/McCaslin intersection will be open with temporary striping as needed to route cars to the correct lanes. Access to the Oerman-Roche Trailhead parking lot will be closed during this phase, the Town staff will coordinate with Boulder County for this closure, as Boulder County has stated they will plan their open space grazing of this section during our closure. See plan sheet 18 for details on this closure.

- Rock Creek Parkway will have minimal traffic control for this closure with east and west bound lanes open.
- McCaslin Blvd will have two-way traffic, one lane in each direction, north and south of the RCP intersection on the east side of McCaslin. Cross over of southbound traffic will occur at Discovery Parkway to the north and south of the work zone on McCaslin to the south.
- Access to Key Bank complex will be maintained though one-side of the intersection will be closed.

Project Bid Evaluation

The project was bid out using the Town's adopted procurement policies. The project was posted on BidNet with hundreds of firms receiving emails regarding the bid posting. Town staff reached out to several local firms who perform this work to ensure they were aware of the bid and advertisement. A pre-bid meeting was held with seven interested contractors attending.

Only one complete bid was received on May 1, 2025 for \$1,752,383.90 from Brannan Sand and Gravel Company, LLC. The Engineers estimate for this project was \$1,661,478.03. The complete bid tab is attached.

Staff reached out to the contractors that attended the pre-bid meeting but did not bid to understand why they decided to not bid this project. Reasons for not bidding include:

- The job has a large amount of asphalt so several of the companies felt an asphalt supplier would be more competitive.
- With such a sub-contractor heavy job and not as much work for general construction crews, non-asphalt supplier would not be as competitive.
- Construction schedule is filling up with other non-Superior work.
- Other projects were bidding in Colorado on the same day that contractors felt were better suited for them.

Based on the responses received and review of the bid package received, Staff and the Project Design Engineer recommends awarding the project to Brannan Sand and Gravel. Brannan Sand and Gravel has completed similar projects in Superior, including the Coalton Rd and Indiana road reconstruction project in 2023.

BUDGET IMPLICATIONS:

This project will be charged to the Street Replacement Program – 2025, cost center 42-430-6604. The budget included \$1,500,000 for this project so the Town will be over budget by \$252,383.90.

Table 3 – Budget Comparison

Budget Cost Center	Budget Amount	Base Bid
Street Replacement Program 42-430-6605	\$1,500,000	\$1,752,383.90*

* Includes \$50,000 for unforeseen utility conflict allowance, bid item 8

The Town has observed cost savings on other recently bid projects. Staff believes these savings can cover the overage for this project. Below is a list of anticipated savings on other projects that have bid this year.

Table 4 – Funds Available from Other Projects

Project	Budget Amount	Bid Amount	Funds Available
2025 Asphalt Paving (Sagamore)	\$300,000	\$237,829.61	\$62,170.39
2025 Concrete Replacement	\$300,000	\$226,537	\$73,463.00
RCP Underpass	\$1,600,000	\$1,314,541.30*	\$285,458.70

TOTAL	\$2,200,000	\$1,778,907.91	\$421,092.09
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* Includes construction and construction management costs

RECOMMENDED ACTION: Based upon the bids received and the recommendation of the Town's engineering consultant, staff recommends approval of the contract with Brannan Sand and Gravel Company, LLC for the 2025 Rock Creek Parkway and McCaslin Intersection Improvements Project in the amount of \$1,752,383.90.

MOTION:

Move to adopt a Resolution approving a Contract with Brannan Sand and Gravel Company, LLC for the 2025 Rock Creek Parkway and McCaslin Intersection Improvements Project in the amount of \$1,752,383.90.

ATTACHMENTS:

- Resolution
- Contract
- Bid Tab
- Engineer's Estimate
- Construction Drawings - Issued for Bid

**TOWN OF SUPERIOR
RESOLUTION NO. R-28
SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR
APPROVING THE CONTRACT WITH BRANNAN SAND AND GRAVEL
COMPANY, LLC, FOR THE 2025 ROCK CREEK PARKWAY AND
MCCASLIN BLVD INTERSECTION IMPROVEMENTS PROJECT**

WHEREAS, the Town desires to reconstruct Rock Creek Parkway from the pedestrian underpass at Purple Park to McCaslin Blvd including the intersection of Rock Creek Parkway and McCaslin Blvd, and improve drainage at the intersection, all as part of the 2025 Rock Creek Parkway and McCaslin Blvd Intersection Improvements Project; and

WHEREAS, the Town Council finds it is in the best interest of the public health, safety and welfare to contract with Brannan Sand and Gravel Company, LLC, to perform the 2025 Rock Creek Parkway and McCaslin Blvd Intersection Improvements Project.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, as follows:

Section 1. The Contract between the Town and Brannan Sand and Gravel Company, LLC, is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney.

ADOPTED this 12th day of May, 2025.

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

CONSTRUCTION CONTRACT

THIS CONSTRUCTION CONTRACT (the "Contract") is made and entered into this 12th day of May, 2025 (the "Effective Date"), by and between the Town of Superior, 124 East Coal Creek Drive, Superior, CO 80027, a Colorado municipal corporation (the "Town"), and Brannan Sand and Gravel Company, LLC, an independent contractor with a principal place of business at 2500 Brannan Way, Denver, CO 80229 ("Contractor") (each a "Party" and collectively the "Parties").

For the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Scope of Work. Contractor shall perform the following described work (the "Work"), in accordance with this Contract and the Contract Documents, attached hereto and incorporated herein by this reference:

Rock Creek Parkway and McCaslin Intersection Improvements Project: The work generally consists of asphalt removal, subgrade stabilization, asphalt paving, curb and gutter removal and installation, grading, erosion control, traffic control, and site restoration.

2. Bonds. Within 10 days of the date of this Contract, Contractor shall provide the payment and performance bond and certificate of insurance required by the Contract Documents.

3. Commencement and Completion of Work. Contractor shall commence the Work within 10 days of date of the Notice to Proceed. Substantial Completion of the Work shall be accomplished by the 29th day of August, 2025, unless the period for completion is extended otherwise in accordance with the Contract Documents. Final Completion of the Work shall be accomplished within 30 days of the date of Substantial Completion.

4. Compensation/Contract Price. The Town agrees to pay Contractor, subject to all of the terms and conditions of the Contract Documents, for the Work, an amount not to exceed \$1,752,383.90. The Town shall pay Contractor in the manner and at such times as set forth in the General Provisions such amounts as required by the Contract Documents.

5. Keep Jobs In Colorado Act. Pursuant to the Keep Jobs in Colorado Act, C.R.S. § 8-17-101, *et seq.* (the "Act"), and the rules adopted by the Division of Labor of the Colorado Department of Labor and Employment implementing the Act (the "Rules"), Contractor shall employ Colorado labor to perform at least 80% of the work under this Contract and shall obtain and maintain the records required by the Act and the Rules. For purposes of this Section, "Colorado labor" means a person who is a resident of the state of Colorado at the time of this Contract, without discrimination as to race, color, creed, sex, sexual orientation, marital status, national origin, ancestry, age, or religion except when sex or age is a *bona fide* qualification. A resident of the state of Colorado is a person with a valid Colorado driver's license, a valid Colorado state-issued photo identification, or documentation that he or she has resided in Colorado for the last 30 days. Contractor represents that it is familiar with the requirements of the Act and the Rules and will fully comply with same. This Section shall not apply to any project for which appropriation or expenditure of moneys may be reasonably expected not to exceed \$500,000 in the aggregate for any fiscal year.

6. Governing Law and Venue. This Contract shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

7. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Contract by the Town shall not constitute a waiver of any of the other terms or obligation of this Contract.

8. Integration. This Contract and any attached exhibits constitute the entire Contract between Contractor and the Town, superseding all prior oral or written communications.

9. Third Parties. There are no intended third-party beneficiaries to this Contract.

10. Notice. Any notice under this Contract shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail, addressed to:

The Town: Project Manager
Town of Superior
124 East Coal Creek Drive
Superior, CO 80027

Contractor: Project Manager
Brannan Sand and Gravel Company, LLC
2500 Brannan Way
Denver, CO 80229

11. Severability. If any provision of this Contract is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

12. Modification. This Contract may only be modified upon written agreement of the Parties.

13. Assignment. Neither this Contract nor any of the rights or obligations of the Parties shall be assigned by either party without the written consent of the other.

14. Governmental Immunity. The Town and its officers, attorneys and employees are relying on, and do not waive or intend to waive by any provision of this Contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

15. Rights and Remedies. The rights and remedies of the Town under this Contract are in addition to any other rights and remedies provided by law. The expiration of this Contract shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

16. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is

subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year.

IN WITNESS WHEREOF, this Construction Contract has been executed by the Parties as of the Effective Date.

TOWN OF SUPERIOR, COLORADO

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

CONTRACTOR

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ____ day of _____, 20__, by _____ as _____ of _____.

My commission expires: _____

(S E A L)

Notary Public



Town of Superior

Bid Tab
Rock Creek Parkway & McCaslin Intersection
05.01.2025

Town of Superior Project:

BID SCHEDULE					
Bid Items					
Item Number	Item Description	Estimated Quantity	Unit	Brannan Sand & Gravel Company, LLC	
				Unit Cost	Bid Cost
	GENERAL ITEMS				
1	MOBILIZATION, DEMOBILIZATION, PERMITS, FEES, LICENSES, ADMINISTRATION	1	LS	\$85,000.00	\$85,000.00
2	TRAFFIC AND PEDESTRIAN CONTROL	1	LS	\$300,000.00	\$300,000.00
3	INLET PROTECTION	3	EACH	\$1,875.00	\$5,625.00
4	CHECK DAMS	7	LS	\$4,990.00	\$34,930.00
5	UTILITY LOCATE POTHOLING	15	EACH	\$1,145.00	\$17,175.00
6	CONSTRUCTION SURVEY	1	LS	\$45,000.00	\$45,000.00
7	LANDSCAPE AND NATIVE AREA RESTORATION	1	LS	\$18,000.00	\$18,000.00
8	UNFORSEEN UTILITY CONFLICT ALLOWANCE	1	LS	\$50,000.00	\$50,000.00
General Items Subtotal					\$555,730.00
	TRAFFIC ISLANDS				
9	REMOVE AND REPLACE ISLANDS IN ROAD, COMPLETE IN PLACE	4	EACH	\$9,975.00	\$39,900.00
Traffic Islands Subtotal					\$39,900.00
	UTILITES				
10	6 INCH PERFORATED HDPE PIPE 8 FOOT STUB OUT TO STORM INLET OR STORM MANHOLE	1	EACH	\$7,250.00	\$7,250.00
11	INSTALL 10 FOOT WIDE CONCRETE CROSSPAN	225	LF	\$175.00	\$39,375.00
12	GRADE DRAINAGE SWALE LEADING TO TYPE C INLET	900	LF	\$24.00	\$21,600.00
13	REMOVE EXISTING TYPE R INLET AND INSTALL TYPE C INLET WITH CLOSED MESH, INCLUDE 10 FEET OF 24 INCH PIPE	1	EACH	\$31,800.00	\$31,800.00
14	12" THICK 9" TYPE VL RIPRAP	50	SY	\$190.00	\$9,500.00
15	12" TYPE II BEDDING	50	SY	\$140.00	\$7,000.00
Utilites Subtotal					\$116,525.00
	INTERSECTION				
16	FULL DEPTH ASPHALT MILLING	9,044	SY	\$11.50	\$104,006.00
17	FURNISH AND INSTALL 12 INCHES OF FLYASH TREATED SUBGRADE (10% CLASS C FLYASH/ 2% CEMENT)	8,751	SY	\$25.80	\$225,775.80
18	BLUE TOP, GRADE AND COMPACT SUBGRADE WITH MINIMUM 2% CROWN	8,751	SY	\$2.80	\$24,502.80
19	SUBGRADE/BASECOURSE PROOF ROLL WITH 18KIP PER AXLE TANDEM AXLE TRUCK	8,751	SY	\$0.25	\$2,187.75
20	LEVELING COURSE HBP CDOT GRADE S, (75) PG 64-22, 20% RAP	500	TON	\$100.00	\$50,000.00
21	4" HBP CDOT GRADE SG, (75) PG 64-22, 20% RAP	2,238	TON	\$90.50	\$202,539.00
22	3" HBP CDOT GRADE S, (75) PG 64-22, 20% RAP	1,679	TON	\$99.00	\$166,221.00
23	2" HBP CDOT GRADE SX, (75) PG 64-22	1,119	TON	\$100.00	\$111,900.00
24	TOWN OF SUPERIOR TO RETAIN MILLINGS	500	TON	\$5.00	\$2,500.00
25	REMOVE AND REPLACE 5 FOOT WALK, REMOVE 12 INCHES OF EXISTING SUBGRADE AND REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE ABC.	141	LF	\$149.50	\$21,079.50

Item		Estimated		Brannan Sand & Gravel Company, LLC	
26	REMOVE AND REPLACE 1.5 FOOT VERTICAL CURB AND GUTTER, REMOVE 12 INCHES OF EXISTING SUBGRADE AND REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE ABC.	96	LF	\$112.25	\$10,776.00
27	REMOVE AND REPLACE 2.5 FOOT VERTICAL CURB AND GUTTER, REMOVE 12 INCHES OF EXISTING SUBGRADE AND REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE ABC.	192	LF	\$118.50	\$22,752.00
28	INSTALL 2.5 FOOT VERTICAL CURB AND GUTTER, REMOVE 12 INCHES OF EXISTING SUBGRADE AND REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE ABC	204	LF	\$99.75	\$20,349.00
29	REMOVE AND REPLACE TYPE 3 HANDICAP RAMP IN COMBINATION WALK, REMOVE 12 INCHES OF EXISTING SUBGRADE AND REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE ABC. FURNISH AND INSTALL FULL WIDTH CAST IRON TRUNCATED DOMES.	4	EACH	\$4,985.00	\$19,940.00
Intersection Subtotal					\$984,528.85
	STRIPING AND SIGNAGE				
30	DOUBLE YELLOW CENTER LINE, TWO 6 INCH LINES, 4 INCH GAP, EPOXY	445	LF	\$3.15	\$1,401.75
31	WHITE SOLID LINE, 6 INCH WIDTH, EPOXY	1,750	LF	\$1.95	\$3,412.50
32	WHITE SOLID LINE, 8 INCH WIDTH, EPOXY	284	LF	\$2.50	\$710.00
33	WHITE SOLID LINE DIRECTIONAL, 6 INCH, EPOXY	123	LF	\$7.50	\$922.50
34	WHITE SKIP LANE LINES, 4 INCH WIDTH, EPOXY	395	LF	\$1.95	\$770.25
35	WHITE SKIP LANE LINES, 6 INCH WIDTH, EPOXY	266	LF	\$1.95	\$518.70
36	BIKE SKIP LANE LINES, 6 INCH WIDE EPOXY	275	LF	\$1.95	\$536.25
37	WHITE SOLID STOPBAR, 2 FEET WIDE, THERMOPLASTIC 125 MIL	138	LF	\$39.95	\$5,513.10
38	PREFORMED WHITE CROSSBAR LINE, 8 FOOT X 24 INCHES, THERMOPLASTIC 125 MIL	79	EACH	\$300.00	\$23,700.00
39	PREFORMED WHITE BIKE SYMBOL, THERMOPLASTIC 125 MIL	6	EACH	\$370.00	\$2,220.00
40	PREFORMED WHITE BIKE "STRAIGHT" ARROW, THERMOPLASTIC 125 MIL	6	EACH	\$320.00	\$1,920.00
41	PREFORMED WHITE 8 FOOT HEIGHT "ONLY" SYMBOL, THERMOPLASTIC 125 MIL	5	EACH	\$585.00	\$2,925.00
42	PREFORMED WHITE 8 FOOT HEIGHT "YIELD" SYMBOL, THERMOPLASTIC 125 MIL	3	EACH	\$600.00	\$1,800.00
43	PREFORMED WHITE 12 FOOT HEIGHT X 3 FOOT WIDTH "LEFT" ARROW, THERMOPLASTIC 125 MIL	6	EACH	\$385.00	\$2,310.00
44	PREFORMED WHITE 12 FOOT HEIGHT X 3 FOOT WIDTH "RIGHT" ARROW, THERMOPLASTIC 125 MIL	4	EACH	\$385.00	\$1,540.00
45	PREFORMED WHITE 12 FOOT HEIGHT X 3 FOOT WIDTH "MERGE" ARROW, THERMOPLASTIC 125 MIL	5	EACH	\$1,100.00	\$5,500.00
Striping and Signage Subtotal					\$55,700.05
Bid Items Subtotal					\$1,752,383.90



Town of Superior

Town of Superior Project:

Cost Estimate					
Bid Items					
Item Number	Item Description	Estimated Quantity	Unit	Unit Cost	Bid Cost
	GENERAL ITEMS				
1	MOBILIZATION, DEMOBILIZATION, PERMITS, FEES, LICENSES, ADMINISTRATION	1	LS	\$120,000.00	\$120,000.00
2	TRAFFIC AND PEDESTRIAN CONTROL	1	LS	\$150,000.00	\$150,000.00
3	SEDIMENT AND EROSION CONTROL	1	LS	\$50,000.00	\$50,000.00
4	INLET PROTECTION	3	EACH	\$200.00	\$600.00
5	CHECK DAMS	7	LS	\$500.00	\$500.00
6	UTILITY LOCATE POTHOLING	15	EACH	\$1,000.00	\$15,000.00
7	CONSTRUCTION SURVEY	1	LS	\$20,000.00	\$20,000.00
8	LANDSCAPE AND NATIVE AREA RESTORATION	1	LS	\$35,000.00	\$35,000.00
9	UNFORSEEN UTILITY CONFLICT ALLOWANCE	1	LS	\$50,000.00	\$50,000.00
General Items Subtotal					\$441,100.00
	TRAFFIC ISLANDS				
10	REMOVE AND REPLACE ISLANDS IN ROAD, COMPLETE IN PLACE	4	EACH	\$30,000.00	\$120,000.00
Traffic Islands Subtotal					\$120,000.00
	UTILITES				
11	6 INCH PERFORATED HDPE PIPE 8 FOOT STUB OUT TO STORM INLET OR STORM MANHOLE	1	EACH	\$4,000.00	\$4,000.00
12	INSTALL 10 FOOT WIDE CONCRETE CROSSPAN	100	LF	\$120.00	\$12,000.00
13	GRADE DRAINAGE SWALE LEADING TO TYPE C INLET	900	LF	\$60.00	\$54,000.00
14	REMOVE EXISTING TYPE R INLET AND INSTALL TYPE C INLET WITH CLOSED MESH, INCLUDE 10 FEET OF 24 INCH PIPE	1	EACH	\$15,000.00	\$15,000.00
15	12" THICK 9" TYPE VL RIPRAP	1	LS	\$8,000.00	\$8,000.00
16	12" TYPE II BEDDING	1	LS	\$8,000.00	\$8,000.00
Utilites Subtotal					\$101,000.00
	INTERSECTION				
17	FULL DEPTH ASPHALT MILLING	9,044	SY	\$5.00	\$45,220.00
18	FURNISH AND INSTALL 12 INCHES OF FLYASH TREATED SUBGRADE (10% CLASS C FLYASH/ 2% CEMENT)	8,751	SY	\$14.00	\$122,514.00
19	BLUE TOP, GRADE AND COMPACT SUBGRADE WITH MINIMUM 2% CROWN	8,751	SY	\$3.00	\$26,253.00
20	SUBGRADE/BASECOURSE PROOF ROLL WITH 18KIP PER AXLE TANDEM AXLE TRUCK	8,751	SY	\$0.50	\$4,375.50
21	LEVELING COURSE HBP CDOT GRADE S, (75) PG 64-22, 20% RAP	500	TON	\$80.00	\$40,000.00
22	4" HBP CDOT GRADE SG, (75) PG 64-22, 20% RAP	2,238	TON	\$79.00	\$176,802.00
23	3" HBP CDOT GRADE S, (75) PG 64-22, 20% RAP	1,679	TON	\$80.00	\$134,320.00
24	2" HBP CDOT GRADE SX, (75) PG 64-22	1,119	TON	\$115.00	\$128,685.00
25	TOWN OF SUPERIOR TO RETAIN MILLINGS	500	TON	\$10.00	\$5,000.00
26	REMOVE AND REPLACE 5 FOOT WALK, REMOVE 12 INCHES OF EXISTING SUBGRADE AND REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE ABC.	141	LF	\$80.00	\$11,280.00

Item Number	Item Description	Estimated Quantity	Unit	Unit Cost	Bid Cost
27	REMOVE AND REPLACE 1.5 FOOT VERTICAL CURB AND GUTTER, REMOVE 12 INCHES OF EXISTING SUBGRADE AND REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE ABC.	96	LF	\$52.00	\$4,992.00
28	REMOVE AND REPLACE 2.5 FOOT VERTICAL CURB AND GUTTER, REMOVE 12 INCHES OF EXISTING SUBGRADE AND REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE ABC.	192	LF	\$56.00	\$10,752.00
29	INSTALL 2.5 FOOT VERTICAL CURB AND GUTTER, REMOVE 12 INCHES OF EXISTING SUBGRADE AND REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE ABC	204	LF	\$56.00	\$11,424.00
30	REMOVE AND REPLACE TYPE 3 HANDICAP RAMP IN COMBINATION WALK, REMOVE 12 INCHES OF EXISTING SUBGRADE AND REPLACE WITH 12 INCHES OF CDOT CLASS 6 RECYCLED CONCRETE ABC. FURNISH AND INSTALL FULL WIDTH CAST IRON TRUNCATED DOMES.	4	EACH	\$5,500.00	\$22,000.00
Intersection Subtotal					\$743,617.50
	<u>STRIPING AND SIGNAGE</u>				
31	DOUBLE YELLOW CENTER LINE, TWO 6 INCH LINES, 4 INCH GAP, EPOXY	445	LF	\$1.50	\$667.50
32	WHITE SOLID LINE, 6 INCH WIDTH, EPOXY	1,750	LF	\$1.50	\$2,625.00
33	WHITE SOLID LINE, 8 INCH WIDTH, EPOXY	284	LF	\$2.00	\$568.00
34	WHITE SOLID LINE DIRECTIONAL, 6 INCH, EPOXY	123	LF	\$1.50	\$184.50
35	WHITE SKIP LANE LINES, 4 INCH WIDTH, EPOXY	395	LF	\$1.00	\$395.00
36	WHITE SKIP LANE LINES, 6 INCH WIDTH, EPOXY	266	LF	\$1.50	\$399.00
37	WHITE SOLID STOPBAR, 2 FEET WIDE, THERMOPLASTIC 125 MIL	138	LF	\$1.50	\$207.00
38	PREFORMED WHITE CROSSBAR LINE, 8 FOOT X 24 INCHES, THERMOPLASTIC 125 MIL	79	EACH	\$200.00	\$15,800.00
39	PREFORMED GREEN BIKE SYMBOL, THERMOPLASTIC 125 MIL	6	EACH	\$350.00	\$2,100.00
40	PREFORMED WHITE BIKE "STRAIGHT" ARROW, THERMOPLASTIC 125 MIL	6	EACH	\$350.00	\$2,100.00
41	PREFORMED WHITE 8 FOOT HEIGHT "ONLY" SYMBOL, THERMOPLASTIC 125 MIL	5	EACH	\$750.00	\$3,750.00
42	PREFORMED WHITE 8 FOOT HEIGHT "YIELD" SYMBOL, THERMOPLASTIC 125 MIL	3	EACH	\$750.00	\$2,250.00
43	PREFORMED WHITE 12 FOOT HEIGHT X 3 FOOT WIDTH "LEFT" ARROW, THERMOPLASTIC 125 MIL	6	EACH	\$500.00	\$3,000.00
44	PREFORMED WHITE 12 FOOT HEIGHT X 3 FOOT WIDTH "RIGHT" ARROW, THERMOPLASTIC 125 MIL	4	EACH	\$500.00	\$2,000.00
45	PREFORMED WHITE 12 FOOT HEIGHT X 3 FOOT WIDTH "MERGE" ARROW, THERMOPLASTIC 125 MIL	5	EACH	\$500.00	\$2,500.00
Striping and Signage Subtotal					\$38,546.00
	<u>LANDSCAPE AND IRRIGATION</u>				
46	TREE PROTECTION FENCING	1	EACH	\$500.00	\$500.00
Landscape and Irrigation Subtotal					\$500.00
Bid Items Subtotal					\$1,444,763.50
47	15% CONTINGENCY	1	LS	\$216,714.53	\$216,714.53
TOTAL Items					\$1,661,478.03

**LOCATED IN
TOWNSHIP 1 SOUTH, RANGE 69 WEST, 6th P.M.
COUNTY of BOULDER, STATE of COLORADO
APRIL, 2025**

Town of Superior
100 Superior Plaza, Suite 200
Superior, CO 80027
303-499-3675

J&T Consulting, Inc.
J.C. York
305 Denver Ave., Ste. D
Fort Lupton, CO 80621
303-857-6222

American West Land Surveying Co.
331 South 4th Avenue
P.O. Box 129
Brighton, CO 80601
303-659-1532

TOWN WANTS 500 TONS OF CLEAN TOP LIFT (NO SUBGRADE) MILLING DELIVERED TO THE WATER TREATMENT FACILITY AND WASTEWATER TREATMENT FACILITY.



HORIZONTAL CONTROL IS BASED UPON COLORADO DEPARTMENT OF TRANSPORTATION
LAND SURVEY CONTROL DIAGRAM PROJECT NO. NH 0361-070 HAVING A REVISED DATE
OF APRIL 17, 2009.

BASIS OF BEARINGS:
ALL BEARINGS ARE GRID BEARINGS OF THE UTM SYSTEM, ZONE 13, NAD 1983 (1992).

BASIS OF ELEVATION:
ELEVATIONS ARE GPS DERIVED ELEVATIONS BASED UPON MONUMENT NO'S. 9557, 9558, 9559, 9562, AND NGS STATION ENERGY AS DESCRIBED IN THE COLORADO DEPARTMENT OF TRANSPORTATION LAND SURVEY CONTROL DIAGRAM PROJECT NO. NH 0361-070 HAVING A REVISED DATE OF APRIL 17, 2009. ALL ELEVATIONS ARE REPORTED IN NAVD 88 (GEOID 99).

PROJECT CONTROL COORDINATE TABLE					
PT #	NORTHING	EASTING	ELEVATION	DESCRIPTION	
816	14513704.16	1599087.38	5472.48	MAG NAIL IN CONCRETE	WALK
817	14514033.78	1599235.59	5473.78	MAG NAIL IN CONCRETE	WALK
818	14513944.31	1599329.99	5467.33	MAG NAIL IN CONCRETE	WALK



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LEGEND

5280	EXISTING CONTOURS
EXISTING EDGE OF CONCRETE	
G	EXISTING GAS LINE
W	EXISTING WATERLINE
X	EXISTING FENCE
ST	EXISTING STORM SEWER
CTV	EXISTING CABLE TV
E	EXISTING POWER
T	EXISTING TELEPHONE
OE	EXISTING OVERHEAD ELECTRIC
FO	EXISTING FIBER OPTIC
EXISTING ROW	
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING STORM SEWER MANHOLE
	EXISTING TREE
	CONCRETE
5280	PROPOSED CONTOURS

Town Certification

All work shall be constructed to Town of Superior DESIGN STANDARDS AND SPECIFICATIONS. This drawing has been reviewed and found to be in general compliance with these DESIGN STANDARDS AND SPECIFICATIONS and other Superior requirements. THE ENGINEERING DESIGN CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

Town (or Designee)

Date _____

Engineer's Certification

I hereby certify that these plans for the construction of the Town of Superior Rock Creek and McCaslin Blvd. Improvements Project were prepared by me or under my direct supervision for the Town of Superior.

James C. York, P.E.

Colorado Registration No. 36846

ISSUED FOR BID



J&T Consulting, Inc.

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Rock Creek Parkway and McCaslin Blvd. Intersection Improvements

Cover Sheet

Town of Superior

[illegible]

Job #	24122
Date	2/5/25
Drawn By	WSS
Designed By	WSS
Checked By	JCY
File	JT-McCaslin cover.dwg
Scale	As Shown

Sheet: **1** Of: **22**

GENERAL NOTES

- DEFINITIONS:
OWNER: PROPERTY OWNER(S)
CONTRACTOR: THE PERSON OR GROUP COMPLETING THE WORK
ENGINEER: PROFESSIONAL ENGINEER OF RECORD
TOWN OF SUPERIOR: AUTHORIZED REPRESENTATIVE(S) OF THE TOWN PUBLIC WORKS & UTILITIES DEPARTMENT; THE AGENCY OF JURISDICTION.
2. ALL WORK SHALL CONFORM TO THE LATEST REVISION OF CDOT STANDARDS AND SPECIFICATIONS, AND THE TOWN OF SUPERIOR DESIGN STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL HAVE STAMPED AND SIGNED BY THE ENGINEER AND TOWN DRAWINGS, SPECIFICATIONS AND CURRENT TOWN OF SUPERIOR SPECIFICATIONS ON SITE AT ALL TIMES.
4. THE ENGINEERING CONCEPT REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEARS ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER AND THE TOWN IMMEDIATELY.
5. ALL WORK ON THE PROJECT SHALL BE PERFORMED DURING REGULAR WORK HOURS: 7AM TO 5PM, MONDAY THROUGH FRIDAY. RESTRICTED HOURS MAY BE DICTATED BY THE TOWN. ALL WORK ON THE PROJECT SHALL COMPLY WITH THE SUPERIOR MUNICIPAL CODE. NO WORK SHALL BE PERFORMED OUTSIDE REGULAR WORK HOURS OR ON SATURDAY OR SUNDAY, OR ANY OF THE TOWN OBSERVED HOLIDAYS WITHOUT RECEIVING PRIOR WRITTEN CONSENT FROM THE TOWN OR A DESIGNATED REPRESENTATIVE. TOWN OBSERVED HOLIDAYS INCLUDE NEW YEAR'S DAY, MARTIN LUTHER KING DAY, PRESIDENT'S DAY, MEMORIAL DAY, JUNETEENTH DAY, INDEPENDENCE DAY, LABOR DAY, VETERAN'S DAY, THANKSGIVING DAY, FRIDAY FOLLOWING THANKSGIVING, CHRISTMAS EVE, AND CHRISTMAS DAY. REQUEST FOR WORK OUTSIDE REGULAR WORK HOURS SHALL BE RECEIVED TWO (2) BUSINESS DAYS PRIOR TO THE PROPOSED DATE OF THE WORK. REFER TO SECTION 150.00 PERMITS AND INSPECTIONS OF THE TOWN DESIGN STANDARDS AND SPECIFICATIONS. PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY THE OWNER WITH THE TOWN ENGINEERING STAFF AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE: OWNER, ENGINEER, SUPERIOR, CONTRACTOR, GEOTECHNICAL ENGINEER, SURVEYOR, AND ANY OTHER AFFECTED AGENCIES. CONSTRUCTION DOCUMENTS WITH THE DESIGN STANDARD SAND SPECIFICATIONS COMPLIANCE STATEMENT AND SIGNATURE SHALL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING.
6. CONSTRUCTION SHALL START NO EARLIER THAN MAY 1ST, 2025 AND SUBSTANTIAL COMPLETION OF CONSTRUCTION SHALL BE COMPLETED BY SEPTEMBER, 2025.
7. AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH TOWN PUBLIC WORKS STAFF SHALL OCCUR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO CONNECTING TO EXISTING TOWN UTILITIES.
8. THE CONTRACTOR SHALL PAY FOR AND OBTAIN THE REQUIRED RIGHT-OF-WAY CONSTRUCTION PERMIT AND ANY OTHER REQUIRED PERMIT FROM THE TOWN OF SUPERIOR PRIOR TO COMMENCING WORK ON THE PROJECT.
9. ALL OPERATIONS SHALL CONFORM TO THE APPLICABLE REGULATIONS SET FORTH BY THE ICC AND OSHA.
10. THE TOWN OF SUPERIOR PUBLIC WORKS AND UTILITIES DEPARTMENT, PHONE (303) 499-3675, SHALL BE NOTIFIED A MINIMUM OF 48 WORKING HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
11. ALL PHASES OF WORK PERFORMED ON DEDICATED PUBLIC INFRASTRUCTURE AND WORK IN THE RIGHT-OF-WAY SHALL BE INSPECTED AND APPROVED BY REPRESENTATIVE OF THE TOWN OF SUPERIOR. REQUESTS FOR INSPECTION SHALL BE MADE TO THE TOWN OF SUPERIOR, PHONE (303) 709-6726, OR (303) 499-3675 A MINIMUM OF 24 HOURS IN ADVANCE. OBSERVATION AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR APPROVAL BY SUPERIOR STAFF OF CONTRACTOR'S WORK ON CONTRACTUAL COMMITMENT. IF WORK IS SUSPENDED FOR LONGER THAN 5 DAYS AFTER INITIAL START-UP, CONTRACTOR SHALL NOTIFY THE SUPERIOR CONSTRUCTION INSPECTION SUPERVISOR ONE (1) BUSINESS DAY PRIOR TO RESTART OF CONSTRUCTION.
12. IN THE EVENT OF AN EMERGENCY CONTACT SUPERIOR AT (303) 494-9477 DURING WORK HOURS OR (303) 438-6400 AFTER HOURS.
13. NOTIFY SUPERIOR AT (303) 499-3675 AND MOUNTAIN VIEW FIRE RESCUE DISTRICT AT (303) 494-3735 FOR ANY STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE, AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.
14. PRIOR TO ANY CONSTRUCTION ON THE PROJECT, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE VISIT WITH THE TOWN OF SUPERIOR REPRESENTATIVE TO VERIFY AND DOCUMENT THE EXISTING CONDITION OF ADJACENT PUBLIC IMPROVEMENTS.
15. THE CONTRACTOR SHALL VERIFY ACCURACY BETWEEN WORK SET FORT ON THESE CONSTRUCTION DOCUMENTS AND WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE TOWN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL COORDINATE ANY PROPOSED CHANGES WITH THE TOWN.
16. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY, AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, AND AREAS UNDER OWNERSHIP OF OWNER, UNLESS OTHERWISE AUTHORIZED BY THE AFFECTED PROPERTY OWNER AND ACKNOWLEDGED BY SUPERIOR. PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL OBTAIN WRITTEN AGREEMENTS FOR INGRESS AND EGRESS FROM THE WORKSITE FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
17. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE WORK.
18. CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO THE ENGINEER AND SHALL BE DELIVERED TO HIM FOR TOWN RECORDS UPON COMPLETION OF THE PROJECT.
19. THE ENGINEER SHALL REVIEW ALL SUBMITTALS PRIOR TO SENDING THE SUBMITTALS TO THE TOWN FOR ITS REVIEW.
20. THE PHYSICAL FEATURES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FEATURES, INCLUDING ALL UNDERGROUND AND ABOVE GROUND UTILITIES. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND PROTECTING THE SAME. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT ALL UTILITIES ARE NECESSARILY SHOWN. THE CONTRACTOR SHALL CONTACT TOWN, UNCC, AND APPROPRIATE ENTITIES TO LOCATE UNDERGROUND FACILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE EXACT LOCATION OF EACH UTILITY SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
22. CALL THE TOWN AT (303) 709-6727 FOR LOCATES OF EXISTING TOWN UTILITIES INCLUDING POTABLE AND NON-POTABLE WATER LINES, SANITARY SEWER LINES, STORM SEWER LINES, PUBLIC IRRIGATION LINES, AND TRAFFIC CONTROL DEVICES. CALL TWO (2) BUSINESS DAYS PRIOR, NOT INCLUDING THE DAY OF THE CALL, TO THE START OF CONSTRUCTION.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH THE APPROPRIATE UTILITY REPRESENTATIVES TO BE ON SITE DURING POTHOLING AND SHALL LIKEWISE BE RESPONSIBLE FOR DETERMINING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
25. LOCATIONS OF UTILITIES REPRESENT THE BEST KNOWN LOCATIONS AT THE TIME OF PREPARATION OF DRAWINGS. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES IN ADVANCE OF EXCAVATION. RELOCATION OF UTILITIES MAY OR MAY NOT BE NEEDED AFTER THEY ARE EXPOSED. WHEN THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
26. THE CONTRACTOR SHALL COOPERATE WITH COMPANIES TRYING TO COORDINATE WITH THE UTILITY ADJUSTMENT AND RELOCATION EFFORT. LINES NOT ADJUSTED OR RELOCATED SHALL BE PROTECTED BY THE CONTRACTOR IN PLACE. NO ADDITIONAL PAYMENT WILL BE ALLOWED FOR THE MINOR ADJUSTMENT OF STRUCTURES IN ORDER TO CLEAR A CONFLICTING UTILITY.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING LIVE UTILITIES DURING CONSTRUCTION OPERATIONS AND SHALL HOLD TOWN OF SUPERIOR HARMLESS FOR ANY AND ALL DAMAGES TO LIVE UTILITIES ARISING FROM CONSTRUCTION OPERATIONS.
28. THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION STORMWATER DISCHARGE PERMIT AND CONSTRUCTION DEWATERING PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENTAL (CDPHE). CDPHE MAY TAKE UP TO 30 DAYS TO RESPOND TO A PERMIT REQUEST.
29. THE CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION. THE REPAIR OF DAMAGES RESULTING FROM DRAINAGE AND RUNOFF IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
30. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM WATER AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER SHALL BE PROMPTLY DEWATERED AND RESTORED BY THE CONTRACTOR.
31. A CONSTRUCTION WATER PERMIT SHALL BE OBTAINED FROM THE TOWN OF SUPERIOR AND A HYDRANT METER WILL BE PROVIDED BY THE TOWN FOR A NOMINAL FEE AS A DEPOSIT. THE DEPOSIT WILL BE RETURNED ONCE THE CONTRACTOR RETURNS THE HYDRANT METER. ALL CONSTRUCTION WATER SHALL BE OBTAINED FROM THE TOWN AND MEASURED THROUGH A HYDRANT METER. THE TOWN WILL NOT CHARGE FOR THE CONSTRUCTION WATER.
32. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES". FOR INFORMATION CONTACT CDPHE WATER QUALITY CONTROL DIVISION AT (303) 692-3150.
33. ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. IN NO CASE SHALL THE STREETS AND SIDEWALKS BE LEFT UNCLEAN AFTER COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE NECESSARY EQUIPMENT AND MATERIALS TO THE CLEAN THE STREETS AND SIDEWALKS.
34. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE COLORADO PERMITTING PROCESS FOR "FUGITIVE DUST EMISSIONS ASSOCIATED WITH CONSTRUCTION ACTIVITIES". WATER SHALL BE USED AS A DUST PALLIATIVE AS LONG AS REQUIRED.
35. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS AND CROSS SECTIONS.
36. THE CONTRACTOR SHALL ALSO PERFORM CONSTRUCTION ACTIVITIES TO AVOID UNNECESSARY IMPACTS TO EXISTING VEGETATION. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT HIS OWN EXPENSE.
37. CONSTRUCTION ACTIVITIES, IN ADDITION TO NORMAL CONSTRUCTION PROCEDURES SHALL INCLUDE THE PARKING OF VEHICLE OR EQUIPMENT, DISPOSAL OF LITTER AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS. DURING ALL CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL KEEP ALL EQUIPMENT AND MATERIALS WITHIN THE LIMITS OF THE DISTURBANCE AREA.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS, BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES, AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS DESIGNATED TO REMAIN IN PLACE FROM DAMAGE DURING CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S OWN EXPENSE UNDER THE DIRECTION OF A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR. THE CONTRACTOR SHALL DOCUMENT PRE-CONSTRUCTION CONDITIONS WITH PHOTOGRAPHY AND VIDEOGRAPHY.
39. THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS TO ENSURE THEIR LANDSCAPING IS PROTECTED AND PROPERLY CARED FOR SHOULD THE PROJECT DISTURB OR INTERRUPT NORMAL MAINTENANCE.
40. NO OVERWEIGHT TRUCKS WILL BE ALLOWED ON TOWN OF SUPERIOR STREETS.
41. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENTS OF THE IMPROVEMENTS PRIOR TO CONSTRUCTION.
42. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THIS SHALL APPLY TO THE PROJECT DURING THE ENTIRE TIME FRAME DURING ALL HOURS AND NOT LIMITED TO WORKING HOURS.
43. TRAFFIC AND PEDESTRIAN CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (INCLUDING ANY COLORADO SUPPLEMENT STANDARDS)
44. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND CLEANING OF TRAFFIC CONTROL DEVICES. EXISTING PAVEMENT MARKINGS SHALL BE MAINTAINED DURING CONSTRUCTION OPERATIONS, IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND THE DESIGN STANDARDS AND SPECIFICATIONS.
45. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT OR EXISTING SURFACING. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY ARE NOT VISIBLE UNDER DAY OR NIGHT CONDITIONS.
46. ALL REGULATORY, WARNING, GUIDE AND OTHER SIGNS ON THIS PROJECT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS AND SIGN PLACEMENT SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) (INCLUDING ANY COLORADO SUPPLEMENT STANDARDS)

7. AT LEAST 5 WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION ACTIVITIES THE TRAFFIC AND PEDESTRIAN CONTROL PLAN SHALL BE SUBMITTED TO THE TOWN OF SUPERIOR FOR REVIEW AND APPROVAL. THE PLAN SHALL BE PREPARED BY A CERTIFIED TRAFFIC CONTROL SUPERVISOR. NO WORK SHALL BEGIN UNTIL ALL TRAFFIC AND PEDESTRIAN CONTROL DEVICES HAVE BEEN PLACED IN ACCORDANCE WITH THE APPROVED PLAN. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN THE TRAFFIC AND PEDESTRIAN CONTROL DEVICES FOR THE DURATION OF THE PROJECT.
48. STATIONS, ELEVATIONS AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM RECENT SURVEY. THE CONTRACTOR SHALL VERIFY CONSTRUCTION STAKING DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING MATERIAL.
49. IF A CONFLICT EXISTS OR A DESIGN MODIFICATION IS REQUIRED THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE TOWN OF SUPERIOR PRIOR TO BEGINNING CONSTRUCTION.
50. IN CASE EXISTING CONDITIONS OR DIMENSIONS VARY FROM THOSE SHOWN ON APPROVED DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO PROPER ADJUSTMENTS CAN BE MADE.
51. PROOF-ROLL SUBGRADE BELOW ALL CONCRETE CURB AND GUTTER, SIDEWALK, PATH, CONCRETE AND ASPHALT PAVEMENTS WITH A PNEUMATIC-TIRED AND LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK OR WATER TRUCK WEIGHING NOT LESS THAN 18 KIPS PER AXLE TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES. COMPLETELY PROOF-ROLL SUBGRADE WITH 2 PASSES IN ONE DIRECTION. LIMIT VEHICLE SPEED TO 3 MPH. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL MEETING THE PROJECT SPECIFICATIONS.
52. ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
53. EMERGENCY ACCESS MUST BE MAINTAINED AT ALL TIMES.
54. WASTE MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A DISPOSAL SITE FOR UNUSED MATERIAL, AND HAZARDOUS WASTE MATERIAL.
55. THE CONTRACTOR SHALL MAINTAIN A MANIFEST OF HAZARDOUS MATERIAL AND PROVIDE THE TOWN OF SUPERIOR WITH A COPY OF THE MANIFEST AT THE COMPLETION OF THE PROJECT.
56. ALL EXISTING UTILITIES AND IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STREETS, UTILITY LINES, FENCES, STREET LIGHTS, SIGNS, CONCRETE CURB AND GUTTER, SIDEWALKS, BIKE PATHS, METER PITS, METER VAULTS, IRRIGATION SYSTEMS, LANDSCAPE SHALL BE REPAIRED OR REPLACED TO AN EQUAL OR BETTER CONDITION PRIOR TO ACCEPTANCE OF COMPLETED WORK.
57. OWNER SHALL SUBMIT A PAPER COPY OF REDLINED RECORD CONSTRUCTION DOCUMENTS TO SUPERIOR PRIOR TO THE CONSTRUCTION ACCEPTANCE INSPECTION. REFER TO SECTION 200 OF THE DESIGN STANDARDS AND SPECIFICATIONS FOR ADDITIONAL RECORD DOCUMENT SUBMITTAL REQUIREMENTS.
58. PRIOR TO CONSTRUCTION ACCEPTANCE, ENGINEER SHALL SUBMIT A PLAN OF PROPOSED LOCATIONS FOR INSTALLATION OF RANGE POINTS TO SUPERIOR FOR APPROVAL. RANGE POINTS SHALL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLES 51 AND 53 OF TITLE 38 OF THE COLORADO REVISED STATUTES, AND AS REQUIRED BY THE BYLAWS AND RULES OF PROCEDURE OF THE COLORADO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS. RANGE POINTS SHALL BE SET IN VALVE BOXES THAT COMPLY WITH THE DESIGN STANDARDS AND SPECIFICATIONS WITH LIDS MARKED "SURVEY POINT" OR AS OTHERWISE APPROVED BY THE TOWN
59. ENGINEER SHALL SUBMIT ALL DETENTION POINTS TO THE CDOT COLORADO STORMWATER DETENTION AND INFILTRATION FACILITIES DATABASE THAT MEETS THE REQUIREMENTS OF STATE 37-92-602 (8) PRIOR TO OPERATION OF THE DETENTION FACILITY.
60. ALL DEDICATED PUBLIC IMPROVEMENTS ON THE PROJECT SHALL BE WARRANTED FOR A PERIOD OF 2 YEARS FROM THE DATE OF INITIAL ACCEPTANCE BY THE TOWN OF SUPERIOR.
61. ALL INFRASTRUCTURE INSTALLED UNDERGROUND SHALL BE ELECTRONICALLY LOCATABLE USING COLOR CODED SOLID 10 AWG TRACER WIRE TERMINATING IN A CP MINI TEST STATION. FIRE HYDRANT TRACER WIRE AND CATHODIC PROTECTION SHALL BE LOCATED IN A GLENN 4 TEST STATION.

REVISIONS				
No	Date	By	Chk	Description
1	3.16.25	WSS	JFM	Town Comments
2	4.2.25	WSS	JFM	Town Comments
3	4.7.25	WSS	JFM	Issued for Bid

Job #	24122
Date	2/5/25
Drawn By	WSS
Designed By	WSS
Checked By	JCY
File	JT-Gen notes.dwg
Scale	As Shown

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2	22

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Sheet: **2** Of: **22**

Rock Creek Parkway and McCaslin Blvd. Intersection Improvements

Town of Superior

General Notes

J&T Consulting, Inc.

305 Denver Avenue - Suite D
Fort Lupton, CO 80621
Ph: 303-857-6222
www.j-iconsulting.com

3. STORM WATER MAINS, CULVERTS AND FITTINGS SHALL BE REINFORCED CONCRETE CONFORMING TO ASTM C-76. TYPE II OR TYPE V CONCRETE SHALL BE USED DEPENDING UPON THE SULFATE CONTENT OF THE SOIL. CSP, CMP AND PLASTIC PIPE, IF PROPOSED FOR STORM SEWER MATERIALS, SHALL REQUIRE THE REVIEW AND PRIOR WRITTEN APPROVAL OF THE DISTRICT'S ENGINEER. JOINTS SHALL BE TONGUE AND GROOVE AND BE SEALED WITH RUB'R-NEK BY K.T. SNYDER CO. OR APPROVED EQUIVALENT MATERIAL. ALL STREET AND ROAD CULVERTS SHALL BE EQUIPPED WITH END SECTIONS.
2. THE MINIMUM DIAMETER OF A TRUNK STORM WATER LINE SHALL BE EIGHTEEN INCHES (18"). THE MINIMUM DIAMETER OF A LATERAL STORM WATER LINE FROM INLETS SHALL BE FIFTEEN INCHES (15").
3. MANHOLES SHALL BE PRECAST CONCRETE CONFORMING WITH ASTM C-478. MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF FOUR FEET (4') AND SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE TOWN'S DETAILS.
4. AT DROP MANHOLES, IF THE DROP HEIGHT EXCEEDS SIX FEET (6'), THEN SIX THOUSAND (6,000) PSI CONCRETE IS REQUIRED FOR THE MANHOLE STRUCTURE.
5. FOR STORM WATER MANHOLES THAT EXCEED A DEPTH OF TWENTY FEET (20'), WE MAY REQUIRE AN INTERMEDIATE PLATFORM AND SIXTY INCH (60"), MINIMUM, DIAMETER MANHOLE RISERS.
6. LOCAL FACILITIES OF THE STORM WATER SYSTEM SHALL BE INSTALLED IN A THOROUGH AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE DESIGN DOCUMENTS THAT HAVE BEEN APPROVED BY THE ENGINEER. THE MINIMUM BEDDING AND BACKFILL REQUIREMENTS FOR STORM WATER LINES SHALL BE AS SHOWN IN THE TOWN'S DETAILS.
7. EXPOSED RIPRAP IS REQUIRED TO BE TYPE M OR LARGER.
8. AT THE OUTLET OF STORM WATER LINES AND AT CURB CUTS, EROSION PROTECTION IS REQUIRED TO BE EXTENDED TO THE POND BOTTOM, OR TO THE TOE OF THE SLOPE IN A CHANNEL, WHICHEVER THE CASE MAY BE.
9. AT THE OUTLET OF STORM WATER LINES INTO A DRY DETENTION BASIN, A HARD BOTTOMED TRICKLE CHANNEL (EITHER CONCRETE OR GROUTED ROCK) IS REQUIRED THROUGH THE EROSION PROTECTION BASIN.
10. LAMP TEST: A LIGHT WILL BE FLASHED BETWEEN MANHOLES, OR IF THE MANHOLES HAVE NOT AS YET BEEN CONSTRUCTED, BETWEEN THE LOCATIONS OF THE MANHOLES, BY MEANS OF A FLASHLIGHT OR BY REFLECTING SUNLIGHT WITH A MIRROR. IF THE ILLUMINATED INTERIOR OF THE STORM SEWER MAIN SHOWS POOR ALIGNMENT, DISPLACED PIPE, EARTH OR OTHER DEBRIS IN THE PIPE, OR ANY OTHER KINDS OF DEFECTS, THE DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE REMEDIED BY THE CONTRACTOR. THE TEST WILL BE REPEATED FOLLOWING COMPLETION OF BACKFILLING AND ANY POOR ALIGNMENT, DISPLACED PIPE OR OTHER DEFECTS, DETERMINED BY THE INSPECTOR, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
11. ALL TREES ARE REQUIRED TO BE PLANTED A MINIMUM OF TEN FEET (10') FROM THE OUTSIDE OF ALL UTILITY LINES THAT ARE TO BE OWNED AND MAINTAINED BY THE DISTRICT.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE THROUGHOUT CONSTRUCTION.
2. PERIMETER SILT FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.)
3. BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE USED AS NECESSARY TO ADDRESS SEDIMENT AND DUST FROM SITE DISTURBANCE. ADDITIONAL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE ENGINEER.
4. BMP'S MAY INCLUDE, BUT ARE NOT LIMITED TO:
 - a. MINIMAL DISTURBANCE FOR MINIMAL TIME PERIODS.
 - b. GRAVEL CONSTRUCTION ACCESS.
 - c. SILT FENCE, STRAW BALE OR SAND BAG BARRIERS, ROCK CHECK DAMS.
 - d. STORM SEWER INLET PROTECTION.
 - e. SEDIMENT CAPTURE PONDS.
 - f. SITE WATERING FOR DUST SUPPRESSION.
5. BMP'S SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL INSPECT BMP'S WEEKLY AND AFTER SIGNIFICANT (GREATER THAN 0.1" PRECIPITATION) STORM EVENTS. THE MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THEY REACH HALF THE BMP HEIGHT OR IMPACT THE FUNCTION OF THE BMP.
6. SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING AND PERIMETER SILT FENCING. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE MULCHED AND SEEDED WITH A GRASS COVER WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION.
7. THE CONTRACTOR SHALL INSURE ALL LOADS OF CUT AND FILL SOILS IMPORTED TO OR EXPORTED FROM THE SITE ARE PROPERLY LOADED AND COVERED TO PREVENT LOSS DURING TRANSPORT.
8. THE CONTRACTOR SHALL REMOVE SEDIMENT, MUD, AND CONSTRUCTION DEBRIS RESULTING FROM THIS PROJECT FROM FLOW LINES AND PAVEMENT OF PUBLIC STREETS IN A TIMELY MANNER.
9. SOILS EXPOSED DURING LAND DISTURBING ACTIVITY SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISCING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION OR OTHER PERMANENT EROSION CONTROL IS IN PLACE. NO SOILS SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL IS INSTALLED UNLESS OTHERWISE APPROVED.
10. VEHICLE TRACKING CONTROL, INLET/OUTLET, ROCK SOCK, AND SILT FENCE PROTECTION WILL BE USED TO CONTROL EROSION DURING CONSTRUCTION.
11. ALL TEMPORARY SEDIMENT CONTROLS WILL BE REMOVED WITHIN 30 DAYS AFTER THE FINAL STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, WHICHEVER COMES FIRST.
12. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHENEVER POSSIBLE. EXPOSURE OF SOIL TO EROSION FROM REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
13. USE CURRENT CDOT/MHFD STANDARD DETAILS.

1. WHERE IT IS REQUIRED TO CUT EXISTING PAVEMENT, THE CUTTING SHALL BE DONE TO A NEAT WORK LINE FULL DEPTH WITH A CONCRETE-CUTTING SAW OR OTHER METHOD AS APPROVED BY THE TOWN. PAVEMENT SHALL ONLY BE OPEN CUT WHEN APPROVED BY THE TOWN. ALL SAW WATER SLURRY SHALL BE PROPERLY CONTAINED USING APPROPRIATE BMP'S, AND IS PROHIBITED FROM ENTERING ANY STORM DRAINS. SAW WATER SLURRY SHALL BE REMOVED FROM IMPERVIOUS SURFACES AS WORK PROGRESSES.
2. ALL PAVEMENT CUTS AND EXPLORATORY POTHoles SHALL BE REPAIRED AS REQUIRED BY THE TOWN.
3. EXISTING ASPHALT PAVEMENT SHALL BE REMOVED AS INDICATED IN THE PLANS OR DESIGNATED BY THE ENGINEER.
4. ALL REMOVALS THAT ARE NOT SALVAGEABLE SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED ON THE PLANS AND PROJECT SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISPOSAL COSTS.
5. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF THE WORKERS AND PUBLIC PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION".
6. ALL EXCAVATIONS IN EXISTING STREETS SHALL BE BACKFILLED WITH APPROVED CDOT FLOWABLE FILL FROM BEDDING MATERIAL TO FINISH SUBGRADE ELEVATION.
7. APPROPRIATE STREET PLATES SHALL BE USED OVER FLOW FILLED TRENCH EXCAVATIONS UNTIL THE FLOW FILL HAS ADEQUATELY CURED TO SUPPORT TRAFFIC LOADING AND PATCHING.
8. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL PROPERLY BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE.
9. ALL CONCRETE AND ASPHALT MIXTURE DESIGNS SHALL BE APPROVED BY SUPERIOR PRIOR TO PLACEMENT OF CONCRETE AND ASPHALT.
10. PATCHING SHALL BE TO THE DEPTH OF THE SURROUNDING EXISTING PAVEMENT PLUS 1 INCH, OR TO THE DEPTH SHOWN IN THE LIFT DETAIL AS DIRECTED BY THE ENGINEER. THE TOP LIFT MUST UTILIZE HMA (GRADING SX)(75)(PG 64-22) OR APPROVED ALTERNATE. THE THICKNESS OF SUBSEQUENT LIFTS MUST BE EQUAL TO OR GREATER THAN THE LIFT DIRECTLY ABOVE. THE LOWER LIFTS MAY UTILIZE HMA (GRADING S OR SG)(75)(PG 64-22) OR APPROVED ALTERNATE.
11. A TACK COAT SHALL BE PLACED TO THE VERTICAL EDGES OF EXISTING ASPHALT PRIOR TO THE PLACEMENT OF LIFTS OF HMA.
12. BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE ROADWAY AS DIRECTED BY THE ENGINEER.

ALL PUBLIC WATER, REUSE WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE TOWN OF SUPERIOR PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER, REUSE WATER, STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. THE TOWN IS RESPONSIBLE FOR MAINTENANCE OF THESE WATER, REUSE WATER, STORM AND SANITARY SEWER FACILITIES. THE TOWN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

1. THE CONTRACTOR WILL PROVIDE LINE AND GRADE STAKES FOR CURB AND GUTTER ALIGNMENT. THE CURB, GUTTER, SIDEWALKS AND/OR PANS SHALL BE LAID AND MAINTAINED TO THE REQUIRED LINES AND GRADED AS STAKED AND AS SHOWN ON THE PLANS.
2. CONCRETE SHALL BE A MINIMUM OF 6" THICK COMPOSED OF TYPE II CEMENT, WITH 5-8% AIR ENTRAINMENT, MAXIMUM WATER TO CEMENT RATIO OF 0.45, A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI, AND SHALL CONTAIN FIBER MESH REINFORCEMENT.
3. PREMOLED PARTING STRIPS SHALL BE 1/2 INCH THICK OR MORE. THEY SHALL CONSIST OF STRIPS, WHICH HAVE BEEN FORMED FROM LAYERS OF FELT OR SHREDDED FELT, CANE, WOOD OR OTHER SUITABLE FIBERS, SECURELY BOUND TOGETHER AND UNIFORMLY IMPREGNATED WITH A SUITABLE BINDER. THEY SHALL BE OF SUCH CHARACTER THAT THEY WILL NOT BE PERMANENTLY DEFORMED BY ORDINARY HANDLING DURING HOT WEATHER OR BECOME HARD AND BRITTLE IN COLD WEATHER.
4. EXPANSION JOINTS SHALL BE FORMED AT 50 FOOT INTERVALS USING PREFORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF 1/2 INCH. WHEN THE GUTTER IS CONSTRUCTED ADJACENT TO OR ON CONCRETE PAVEMENT, EXPANSION JOINTS SHALL BE LOCATED OPPOSITE OR AT EXPANSION JOINTS IN THE PAVEMENT.
5. EXPANSION JOINTS SHALL BE INSTALLED BETWEEN CONCRETE CURB AND ANY FIXED STRUCTURE, SIDEWALK OR BRIDGE. EXPANSION JOINT MATERIAL SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.
6. EXCAVATION SHALL BE MADE TO THE REQUIRED DEPTH AND TO A WIDTH THAT WILL PERMIT THE INSTALLATION AND BRACING OF THE FORMS. THE FOUNDATION SHALL BE SHAPED AND COMPACTED TO A FIRM EVEN SURFACE CONFORMING TO THE SECTION SHOWN ON THE PLANS OR AS STAKED. ALL SOFT AND YIELDING MATERIAL SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIAL.
7. CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS FOR THE CLASS OF CONCRETE SPECIFIED. COMPACTION OF CONCRETE PLACED IN THE FORMS SHALL BE BY VIBRATION OF OTHER ACCEPTABLE METHOD. FORM SHALL BE LEFT IN PLACE UNTIL THE CONCRETE HAS SET SUFFICIENTLY SO THAT THEY CAN BE REMOVED WITHOUT INJURY TO THE CURBING. UPON REMOVAL OF THE FORMS, THE EXPOSED CURBING FACE SHALL BE IMMEDIATELY FINISHED TO A UNIFORM SURFACE. FOR THE PURPOSE OF MATCHING ADJACENT CONCRETE FINISHES OR FOR OTHER REASONS, THE ENGINEER SHALL APPROVE METHODS OF FINISHING.
8. IMMEDIATELY UPON COMPLETION OF THE FINISHING, CONCRETE SHALL BE MOISTENED AND KEPT MOIST FOR THREE DAYS, OR CONCRETE SHALL BE CURED BY THE USE OF MEMBRANE FORMING CURING COMPOUND. THE METHOD AND DETAILS OF CURING SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
9. DURING THE CURING PERIOD, ALL TRAFFIC, BOTH PEDESTRIAN AND VEHICULAR, SHALL BE EXCLUDED. VEHICULAR TRAFFIC SHALL BE EXCLUDED FOR SUCH ADDITIONAL TIME AS THE ENGINEER MAY DIRECT.
10. INSULATING BLANKETS SHALL BE USED TO COVER CONCRETE DURING CURING IF THE AMBIENT TEMPERATURE FALLS BELOW 50°F AT ANY TIME.
11. ALL CONCRETE EDGES SHALL BE ROUNDED TO A 1/4" RADIUS, EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.

1. TRAFFIC SHALL BE MAINTAINED WITH AT LEAST 1 LANE OF TRAVEL IN BOTH DIRECTIONS AT ALL TIMES. BIKE LANES AND/OR SHOULDERS CAN BE CLOSED DURING CONSTRUCTION.
2. ALL TRAFFIC CONTROL SIGNS AND BARRICADES SHALL BE WEIGHTED TO WITHSTAND HIGH WINDS.
3. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED AND APPROVED BY THE TOWN PRIOR TO ANY CONSTRUCTION ACTIVITIES.
4. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH MUTCD AND TOWN STANDARDS, LATEST EDITIONS.

[illegible]

Job #	24122
Date	2/5/25
Drawn By	WSS
Designed By	WSS
Checked By	JCY
File	JT-Gen notes.dwg
Scale	As Shown

Job #	24122
Date	2/5/25
Drawn By	WSS
Designed By	WSS
Checked By	JCY
File	JT-Site plan.dwg
Scale	As Shown

(RS) ROCK SOCKS
 (IP) INLET PROTECTION

1. ALL LANES SHALL BE FULL DEPTH RECONSTRUCTION WITH FLYASH = TYPE C - 12" AT 8% ADD BY WEIGHT AND CEMENT = TYPE II MODIFIED - 12" AT 2% ADD BY WEIGHT STABILIZATION WITH 9" ASPHALT PAVEMENT.



No	Date	By	Chk	Description
1	3.10.25	WSS	JFM	Town Comments
2	4.2.25	WSS	JFM	Town Comments
3	4.7.25	WSS	JFM	Issued For Bid

Job #	24122
Date	2/5/25
Drawn By	WSS
Designed By	WSS
Checked By	JCY
File	JT-Grading plan.dwg
Scale	As Shown

Sheet: Of:

Town of Superior

Rock Creek Parkway and McCaslin Blvd. Intersection Improvements

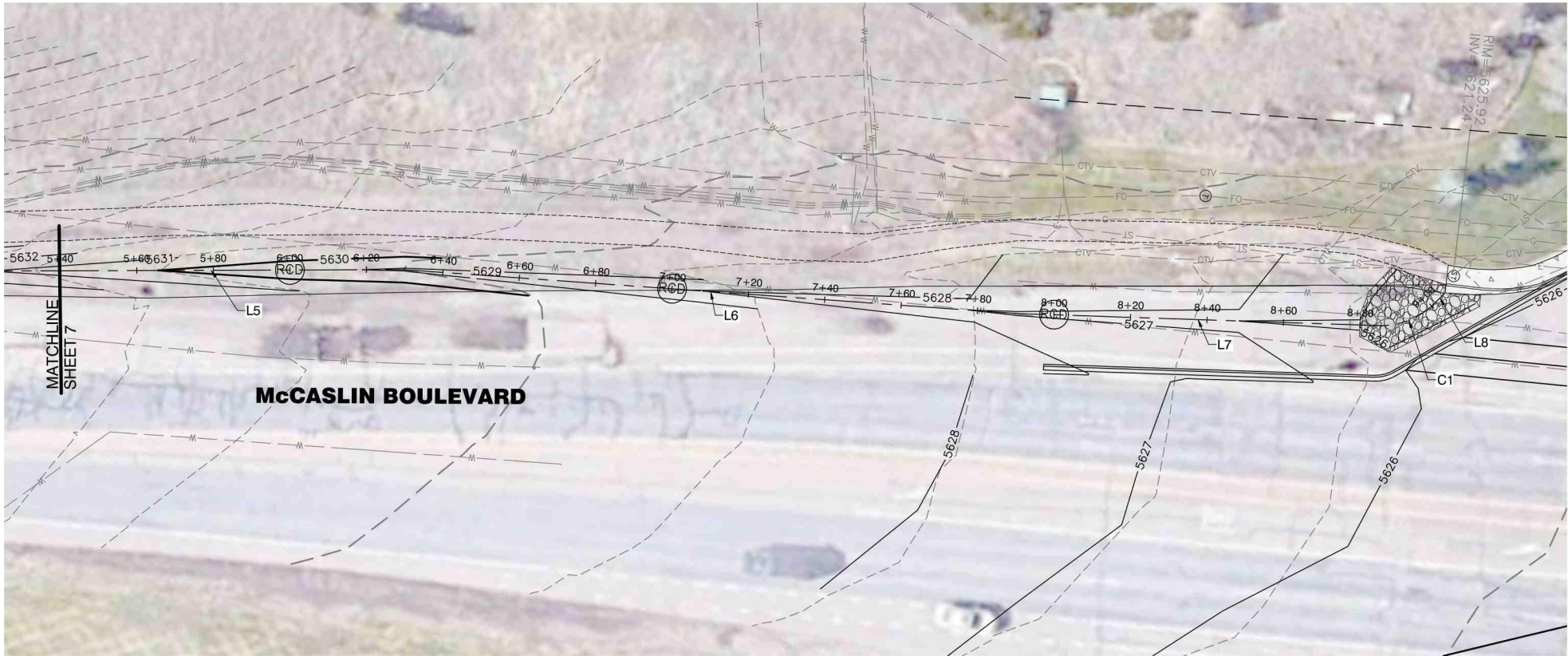
Grading and Erosion Control Plan



J&T Consulting, Inc.

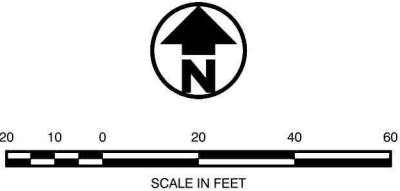
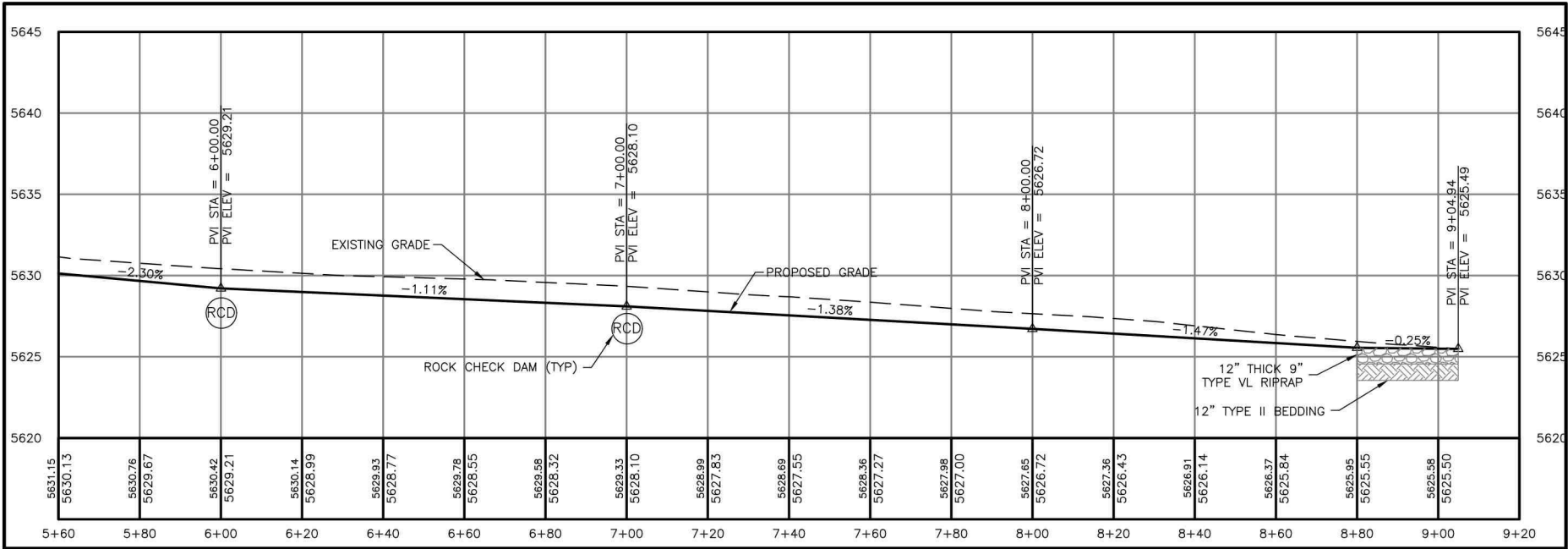
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Line Table				
Line #	Length	Direction	Start Point	End Point
L5	100.50	N14° 51' 51.57"W	N: 515717.67 E: 595623.61	N: 515814.81 E: 595597.83
L6	160.90	N10° 34' 16.67"W	N: 515814.81 E: 595597.83	N: 515972.97 E: 595568.31
L7	94.14	N12° 44' 56.79"W	N: 515972.97 E: 595568.31	N: 516064.80 E: 595547.54
L8	3.80	N59° 45' 38.59"W	N: 516077.66 E: 595538.10	N: 516079.57 E: 595534.82

Curve Table							
Curve #	Radius	Length	Chord Direction	Chord Length	Delta	Start Point	End Point
C1	20.00	16.41	N36° 15' 18"W	15.95	47.01	N: 516064.7954 E: 595547.5352	N: 516077.6604 E: 595538.1006



TYPE VL RIPRAP (d ₅₀ = 12")		
ROCK SIZE (inches)	% PASSING BY WEIGHT	
12	70 - 100	
9	50 - 70	
6	35 - 50	
2	2 - 10	

TYPE II BEDDING	
SIEVE SIZE	% PASSING BY WEIGHT
3"	90 - 100
3/4"	20 - 90
#4	0 - 20
#200	0 - 3

ISSUED FOR BID

Town of Superior

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Drainage Swale

24122

REVISIONS

No	Date	By	Chk	Description
1	3.10.25	WSS	JFM	Drawn
2	4.2.25	WSS	JFM	Drawn
3	4.7.25	WSS	JFM	Drawn

Job #

24122

Date

2/5/25

Drawn By

WSS

Designed By

WSS

Checked By

JCY

File

JT-Drainage Swale.dwg

Scale

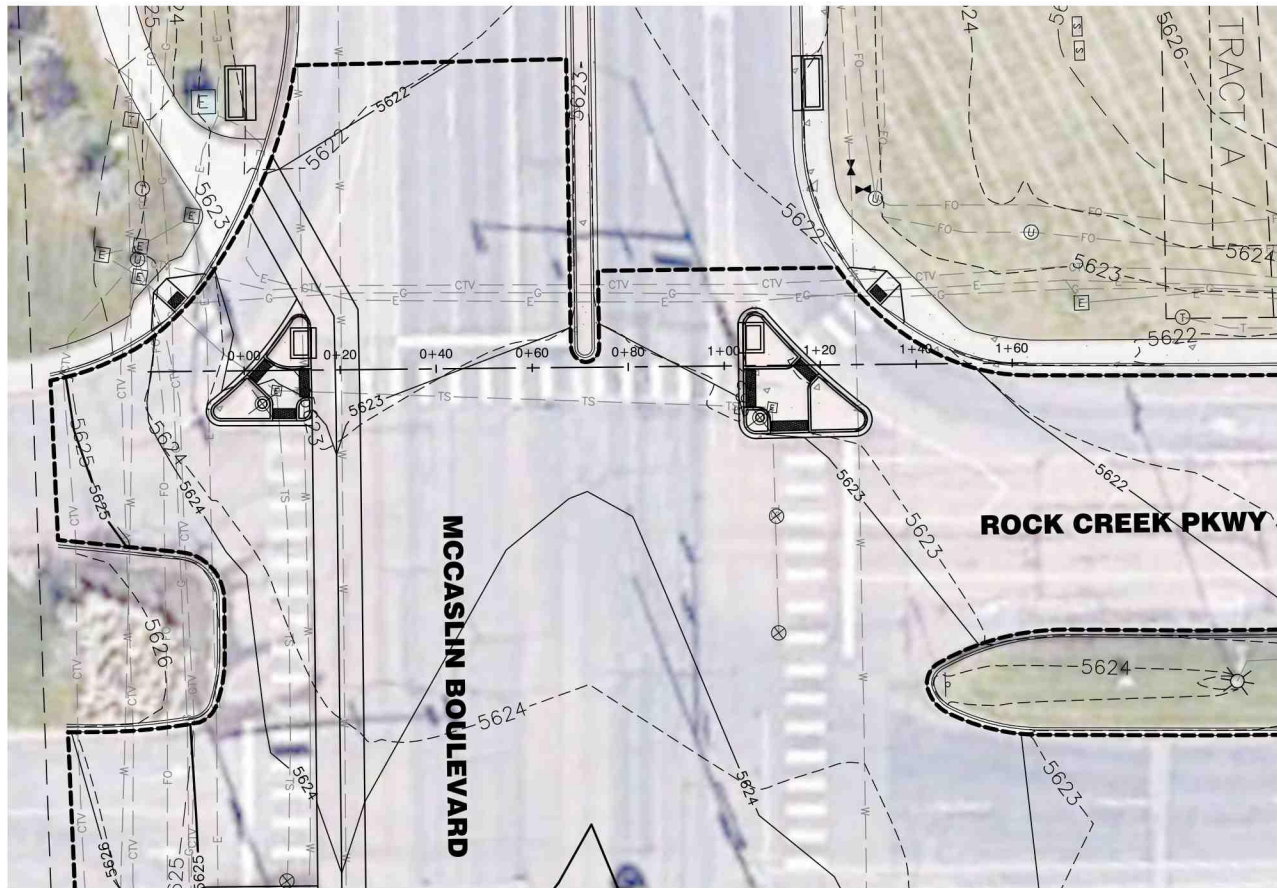
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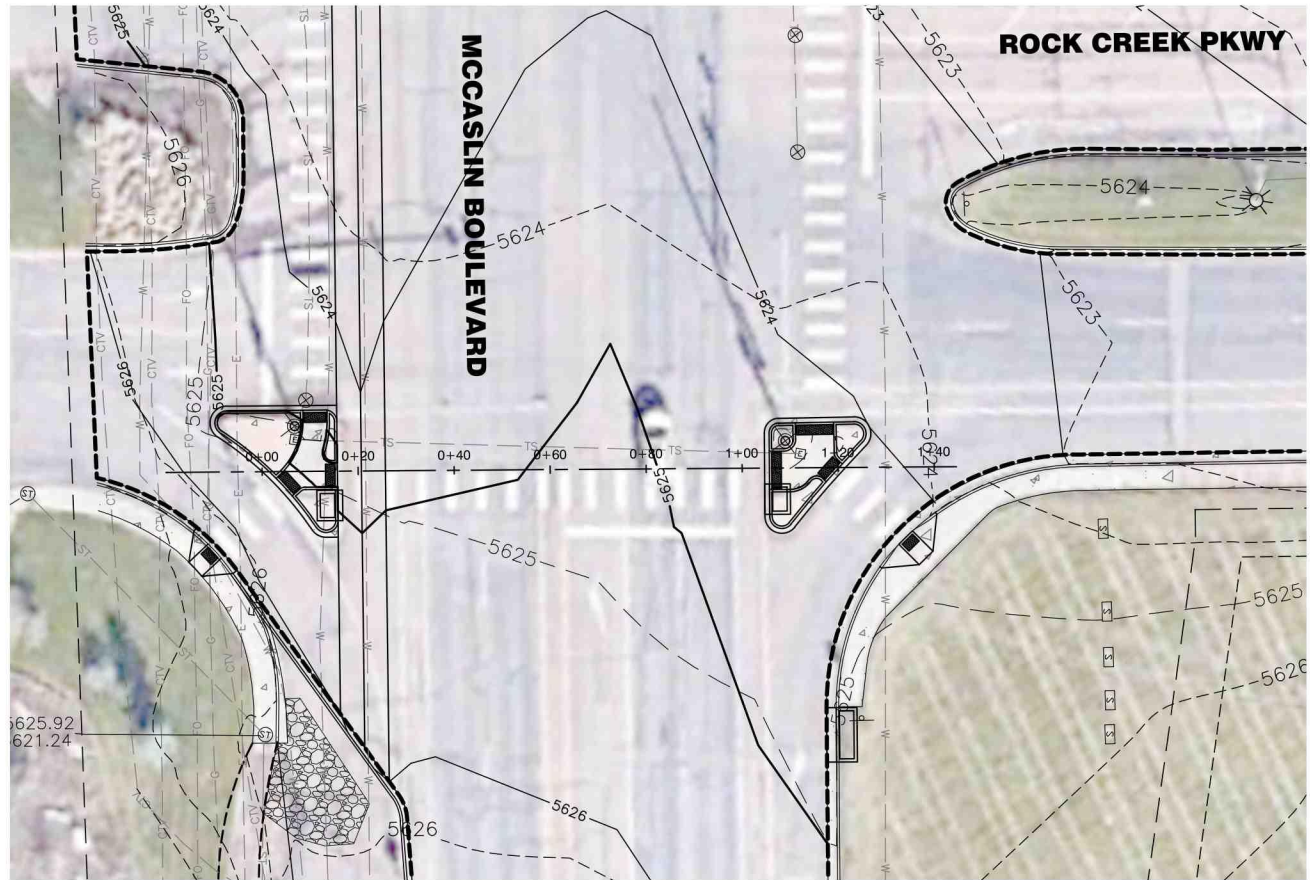
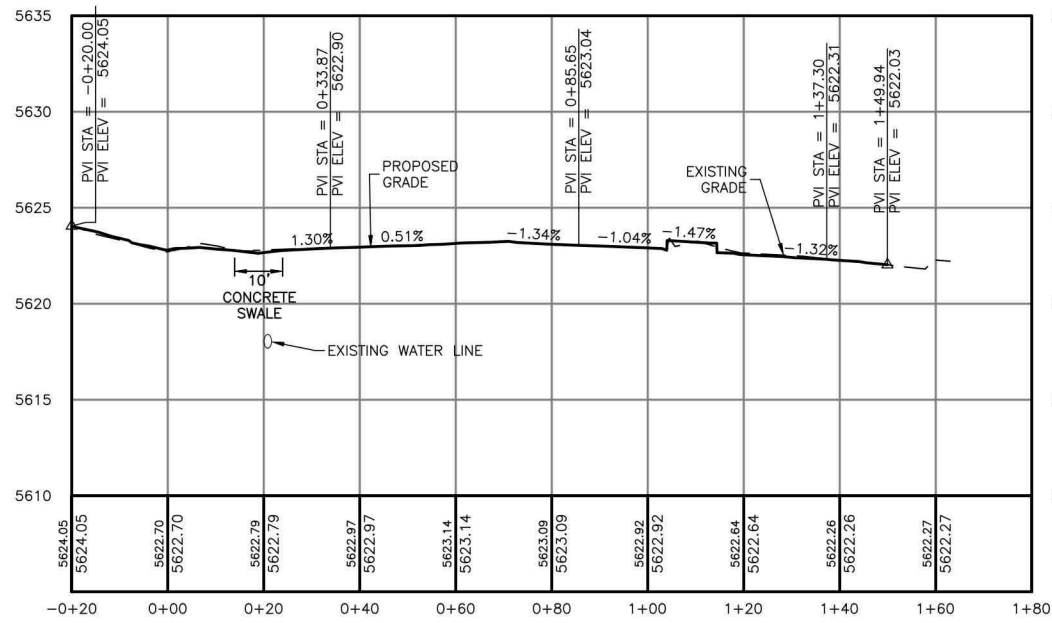
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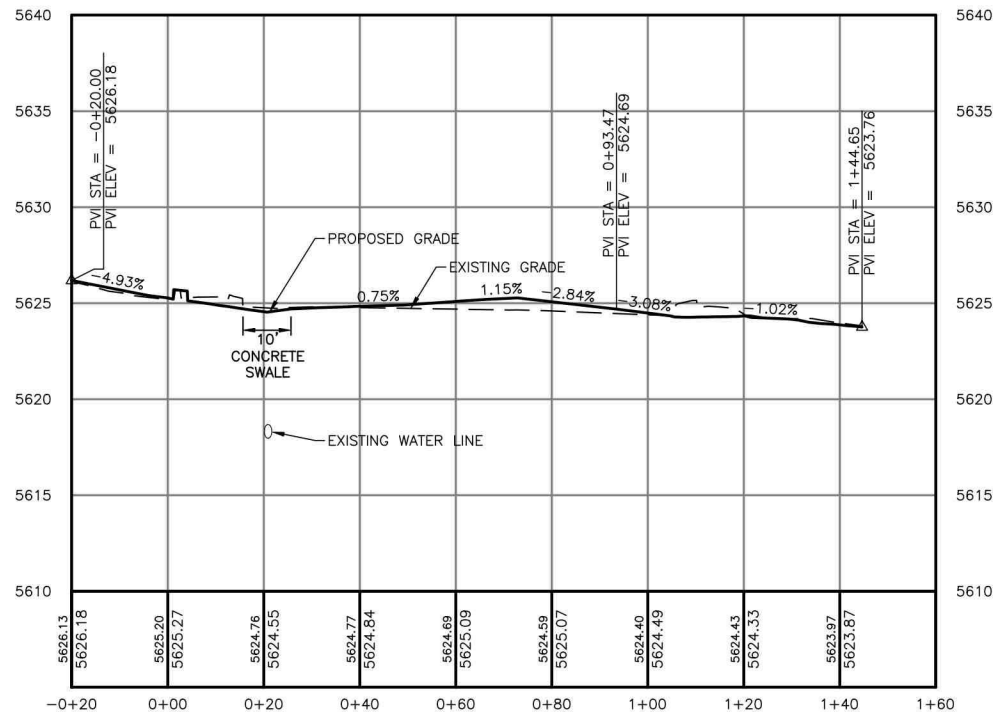
NORTH McCASLIN ISLANDS

SCALE 1" = 20'



SOUTH McCASLIN ISLANDS

SCALE 1" = 20'



SCALE IN FEET

REVISIONS				
No	Date	By	Chk	Description
1	3.10.25	WSS	JFM	Town Comments
2	4.2.25	WSS	JFM	Town Comments
3	4.7.25	WSS	JFM	Issued For Bid

Job #	24122
Date	2/5/25
Drawn By	WSS
Designed By	WSS
Checked By	JCY
File	JT-Profiles.dwg
Scale	As Shown

Sheet: Of:

9 22

Town of Superior

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Island thru Intersection Profiles



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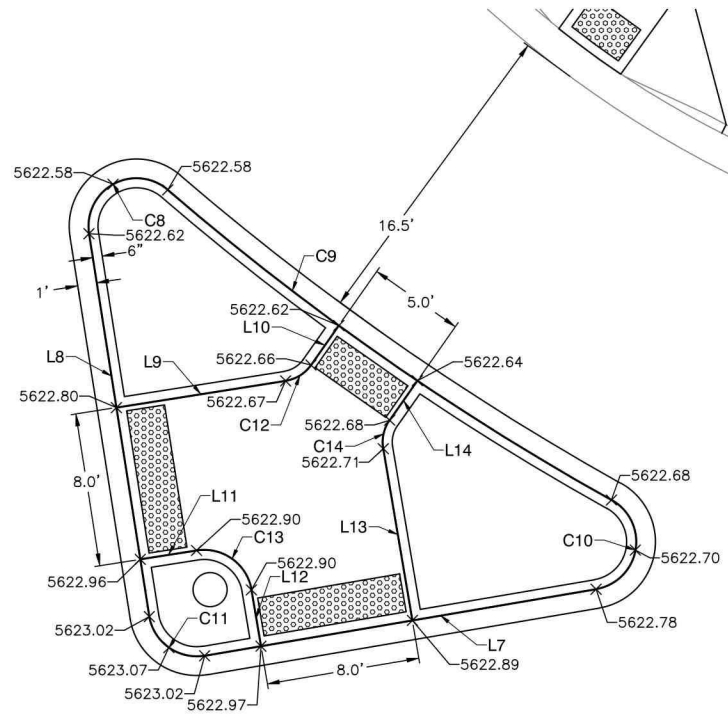
Northwest Island
SCALE 1" = 5'

Line Table					Curve Table					
Line #	Length	Direction	Segment Start	Segment End	Curve #	Radius	Length	Chord Direction	Chord Length	Delta
L1	17.08	N81° 33' 38.65"E	N: 516243.59 E: 595500.58	N: 516246.10 E: 595517.47	C1	2.00	3.11	N35° 53' 25"E	2.81	89.12
L2	17.93	N9° 35' 36.42"W	N: 516248.37 E: 595519.12	N: 516266.05 E: 595516.13	C2	2.25	5.76	N82° 58' 59"W	4.31	146.78
L3	6.34	S54° 08' 34.46"E	N: 516253.92 E: 595504.62	N: 516250.21 E: 595509.75	C3	68.43	23.67	S33° 32' 16"W	23.56	19.82
L4	3.41	S8° 26' 21.35"E	N: 516248.55 E: 595510.76	N: 516245.18 E: 595511.26	C4	2.00	4.95	S27° 29' 44"E	3.78	141.89
L5	2.81	N8° 26' 21.35"W	N: 516245.91 E: 595516.21	N: 516248.69 E: 595515.80	C5	2.50	1.99	S31° 17' 28"E	1.94	45.70
L6	1.22	N80° 24' 23.58"E	N: 516250.96 E: 595517.44	N: 516251.16 E: 595518.65	C6	7.48	5.95	S76° 52' 05"E	5.79	45.55
L30	0.65	S54° 08' 34.46"E	N: 516258.08 E: 595507.40	N: 516257.70 E: 595507.92	C7	2.00	3.10	N35° 59' 01"E	2.80	88.85
L31	4.14	N80° 24' 23.58"E	N: 516256.39 E: 595513.56	N: 516257.08 E: 595517.65						

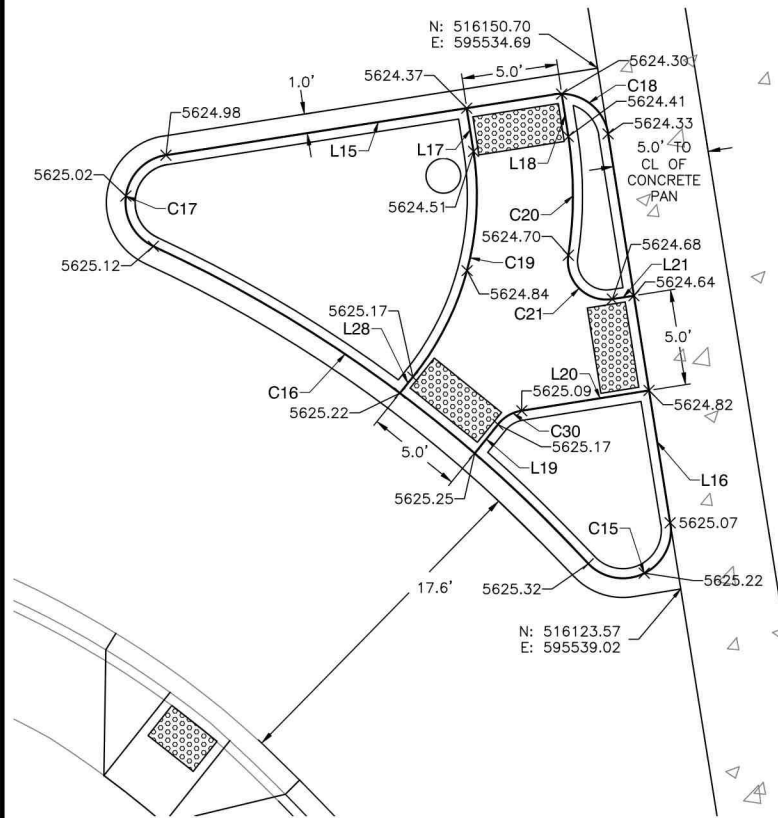
Northwest Island

Line Table					Curve Table					
Line #	Length	Direction	Segment Start	Segment End	Curve #	Radius	Length	Chord Direction	Chord Length	Delta
L7	20.67	S80° 21' 11.91"W	N: 516260.65 E: 595631.70	N: 516257.18 E: 595611.32	C8	2.50	6.10	N60° 54' 11"E	4.69	139.92
L8	20.19	N8° 56' 56.84"W	N: 516259.22 E: 595608.44	N: 516279.17 E: 595605.30	C9	139.61	28.24	S55° 02' 22"E	28.19	11.59
L9	8.92	N81° 03' 03.16"E	N: 516270.11 E: 595606.72	N: 516271.50 E: 595615.53	C10	2.50	6.16	S9° 45' 35"W	4.72	141.19
L10	2.52	N35° 03' 42.38"E	N: 516272.32 E: 595616.86	N: 516274.38 E: 595618.30	C11	2.50	3.92	N54° 41' 30"W	3.53	89.91
L11	2.97	N81° 03' 03.16"E	N: 516262.21 E: 595607.97	N: 516262.67 E: 595610.90	C12	2.00	1.61	N58° 03' 23"E	1.56	45.99
L12	2.98	S9° 38' 48.09"E	N: 516260.62 E: 595613.75	N: 516257.68 E: 595614.25	C13	2.50	3.90	S54° 17' 52"E	3.51	89.30
L13	9.07	N9° 38' 48.09"W	N: 516259.02 E: 595622.14	N: 516267.97 E: 595620.62	C14	2.00	1.56	N12° 42' 27"E	1.52	44.71
L14	2.51	N35° 03' 42.38"E	N: 516269.45 E: 595620.95	N: 516271.51 E: 595622.40						

Northeast Island



Northeast Island
SCALE 1" = 10'



Southwest Island

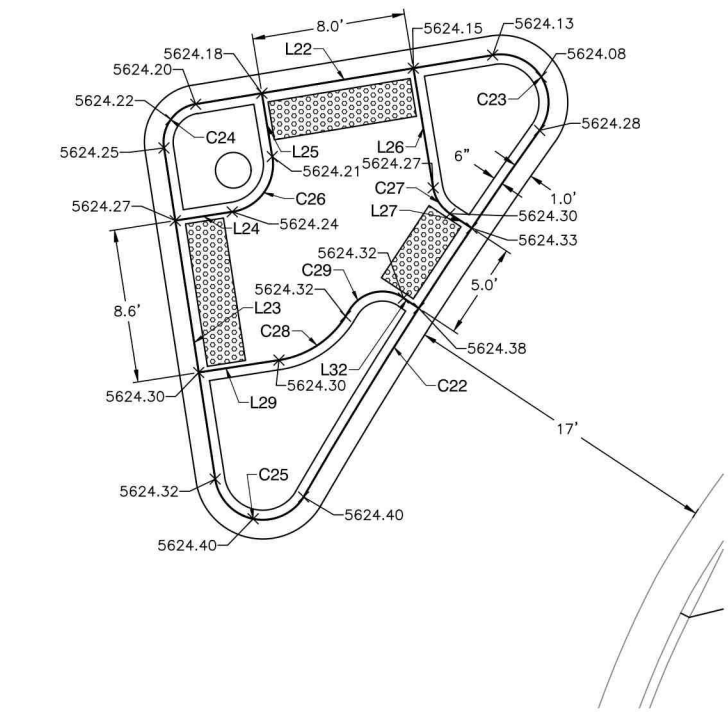
SCALE 1" = 5'

Line Table					Curve Table					
Line #	Length	Direction	Segment Start	Segment End	Curve #	Radius	Length	Chord Direction	Chord Length	Delta
L15	20.42	N81° 06' 10.32"E	N: 516146.16 E: 595512.21	N: 516149.32 E: 595532.39	C15	2.50	6.32	S63° 22' 32"W	4.77	144.88
L16	20.51	S9° 03' 57.94"E	N: 516147.28 E: 595535.24	N: 516127.02 E: 595538.47	C16	70.96	28.23	N53° 52' 14"W	28.04	22.79
L17	2.28	S8° 53' 49.68"E	N: 516148.62 E: 595527.87	N: 516146.36 E: 595528.22	C17	2.50	6.39	N7° 52' 37"E	4.79	146.45
L18	2.24	S8° 53' 49.68"E	N: 516149.35 E: 595532.82	N: 516147.14 E: 595533.16	C18	2.50	3.89	S54° 19' 39"E	3.51	89.14
L19	1.94	N38° 57' 41.52"E	N: 516130.63 E: 595528.28	N: 516132.14 E: 595529.50	C19	15.05	12.53	S15° 01' 56"W	12.17	47.69
L20	6.71	N80° 56' 02.06"E	N: 516132.85 E: 595530.74	N: 516133.91 E: 595537.37	C20	20.00	6.21	S0° 00' 26"E	6.18	17.78
L21	1.14	N80° 56' 02.06"E	N: 516138.67 E: 595535.46	N: 516138.85 E: 595536.58	C21	2.00	3.77	S45° 05' 30"E	3.24	107.95
L28	1.07	N38° 57' 41.52"E	N: 516133.78 E: 595524.39	N: 516134.61 E: 595525.07	C30	2.00	1.47	N59° 56' 52"E	1.43	41.97

Southwest Island

Line Table					Curve Table					
Line #	Length	Direction	Segment Start	Segment End	Curve #	Radius	Length	Chord Direction	Chord Length	Delta
L22	15.67	S80° 36' 49.64"W	N: 516162.95 E: 595641.75	N: 516160.39 E: 595626.29	C22	237.59	22.71	N32° 46' 17"E	22.70	5.48
L23	17.45	S8° 47' 21.82"E	N: 516158.11 E: 595624.64	N: 516140.87 E: 595627.31	C23	2.50	5.89	N31° 56' 18"W	4.62	134.90
L24	3.00	N81° 12' 38.18"E	N: 516154.33 E: 595625.23	N: 516154.78 E: 595628.19	C24	2.00	3.12	S35° 54' 44"W	2.81	89.40
L25	3.34	S9° 23' 10.36"W	N: 516157.66 E: 595630.28	N: 516160.96 E: 595629.73	C25	2.50	6.09	S78° 36' 59"E	4.69	139.65
L26	6.32	S9° 23' 10.36"E	N: 516162.27 E: 595637.62	N: 516156.03 E: 595638.66	C26	2.50	3.95	N35° 54' 44"E	3.55	90.60
L27	1.36	S56° 35' 13.68"E	N: 516154.69 E: 595639.53	N: 516153.94 E: 595640.66	C27	2.00	1.65	S32° 59' 12"E	1.60	47.20
L29	4.23	N81° 12' 38.18"E	N: 516146.42 E: 595626.45	N: 516147.07 E: 595630.63	C28	4.99	4.28	N56° 40' 56"E	4.15	49.13
L32	0.96	S56° 35' 13.68"E	N: 516150.30 E: 595637.11	N: 516149.77 E: 595637.91	C29	2.00	3.19	N77° 47' 00"E	2.86	91.26

Southeast Island



Southeast Island
SCALE 1" = 10'

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Rock Creek Parkway and McCaslin Blvd. Intersection Improvements

Island Details

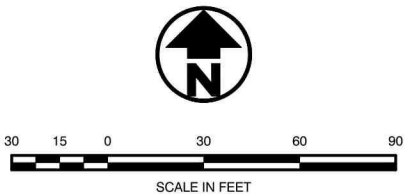
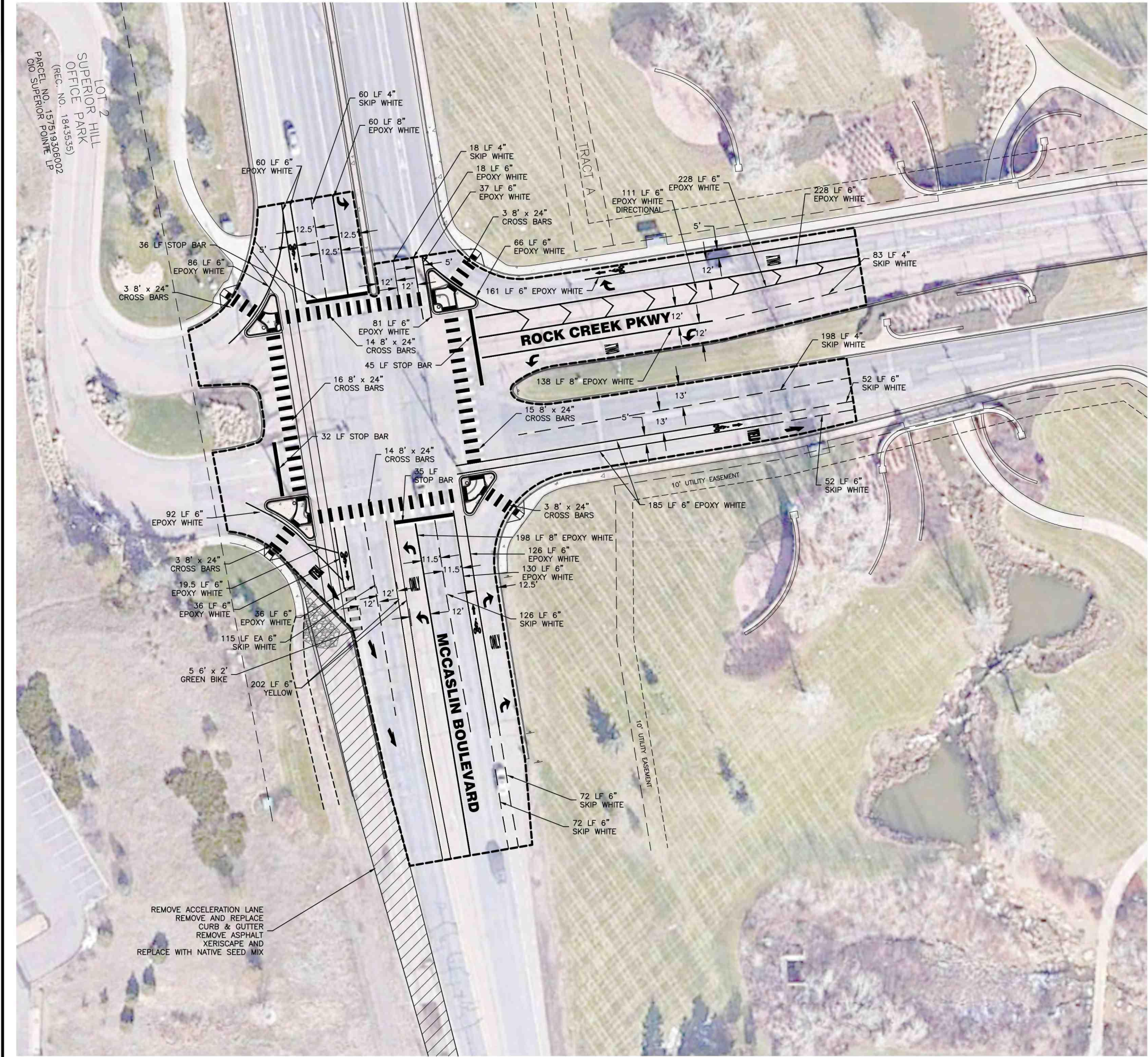
Town of Superior

No	Date	By	Chk	Description
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2	4.2.25	WSS	JFM	Town Comments
3	4.7.25	WSS	JFM	Issued For Bid

Job #	24122
Date	2/5/25
Drawn By	WSS
Designed By	WSS
Checked By	JCY
File	JT-Int details.dwg
Scale	As Shown
Sheet:	Of:

10 **22**

ISSUED FOR BID



ISSUED FOR BID

Town of Superior

Rock Creek Parkway and
McCaslin Blvd. Intersection
Improvements

Striping Plan

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REVISIONS				Description
No	Date	By	Chk	
1	3.10.25	WSS	JFM	Town Comments
2	4.2.25	WSS	JFM	Town Comments
3	4.7.25	WSS	JFM	Issued For Bid

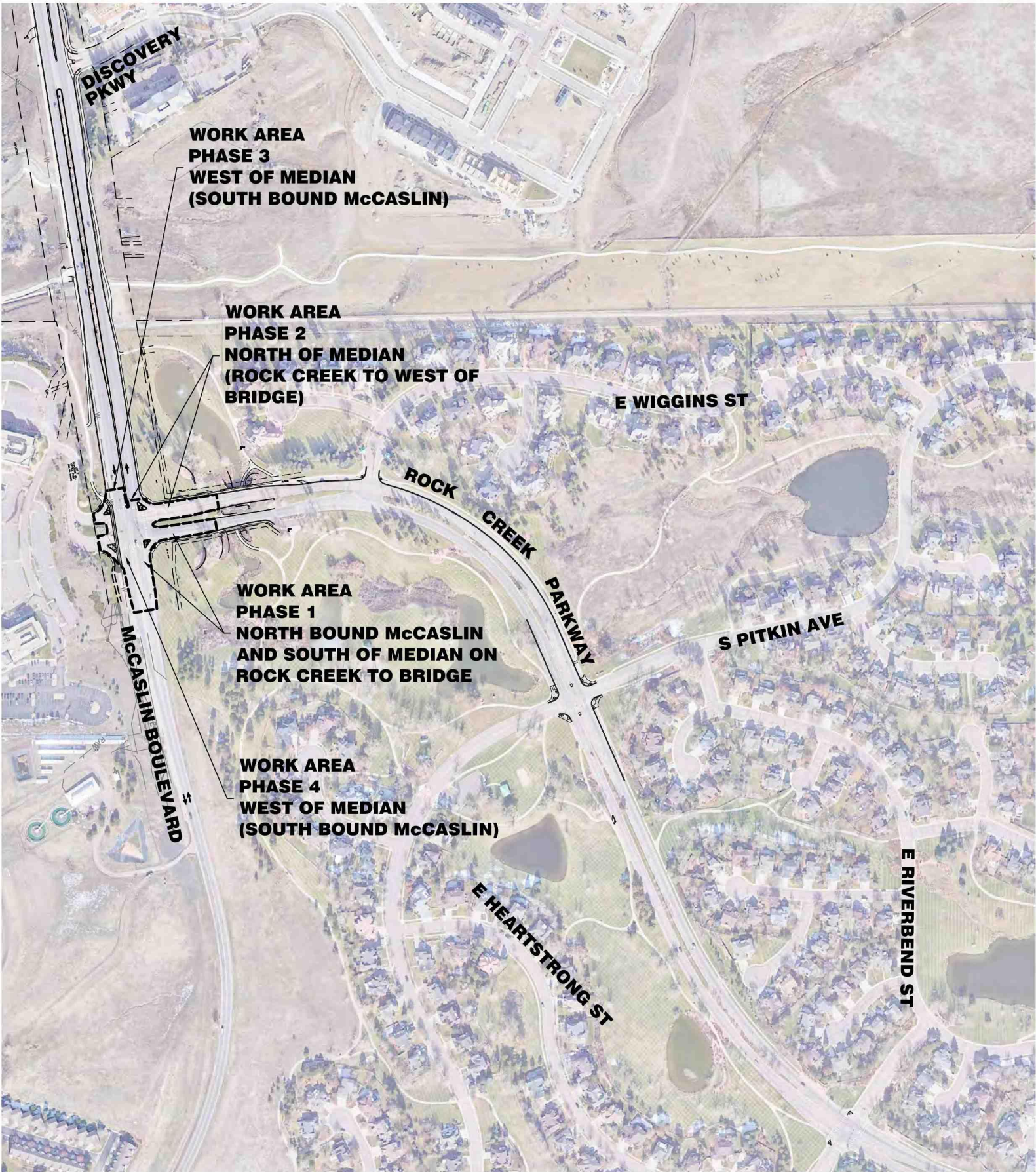
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Date	2/5/25
Drawn By	WSS
Designed By	WSS
Checked By	JCY
File	JT-Striping.dwg
Scale	As Shown

Sheet: 11 Of: 22

LEGEND		
KEY	DESCRIPTION	SIGN
A	ROAD WORK McCASLIN BLVD AND ROCK CREEK PKWY MONTH, 2025 TO MONTH, 2025 ALTERNATE ROUTES ADVISED	ROAD WORK WEEKLY ALTERNATE ROUTE ADVISED
B	THANK YOU XYZ CONSTRUCTION (303)555-5555	XYZ CONSTRUCTION THANKS 1000 303-555-5555
C	ROAD WORK 1/2 MILE	ROAD WORK 1/2 MILE
D	SPEED LIMIT 25	SPEED LIMIT 25
E	RIGHT/LEFT LANE CLOSED 1000'	RIGHT LANE CLOSED 1000'
F	RIGHT/LEFT LANE CLOSED 500'	RIGHT LANE CLOSED 500'
G	W4-2(L)	W4-2(L)
H	W4-2(R)	W4-2(R)
I	ARROW PANEL	ARROW PANEL
J	TWO-WAY TRAFFIC	TWO-WAY TRAFFIC
K	ROAD CLOSED ON TYPE III BARRICADE	ROAD CLOSED
L	(4) MESSAGE BOARDS	
M	RIGHT LANE MUST TURN RIGHT	RIGHT LANE MUST TURN RIGHT
N	NO LEFT TURN	NO LEFT TURN
O	DETOUR LEFT	DETOUR ←
P	DETOUR RIGHT	DETOUR →
R	NO RIGHT TURN	NO RIGHT TURN
S	ROAD CLOSED	ROAD CLOSED TO THRU TRAFFIC
T	FINES DOUBLE	FINES DOUBLE
U	MEDIAN MERGE RIGHT	MEDIAN MERGE RIGHT
V	WORK ZONE	WORK ZONE
W	DO NOT ENTER	DO NOT ENTER
X	BIKES MERGE WITH TRAFFIC	BIKES MERGE WITH TRAFFIC
Y	2 TEMPORARY SIGNALS FOR INTERSECTION	

NOTES:

1. THIS IS A SUGGESTED TRAFFIC CONTROL PLAN. APPROVED TRAFFIC CONTROL PLANS MUST BE SUBMITTED TO THE TOWN FOR APPROVAL.
2. ALL SIGNS AND BARRICADES TO BE WEIGHTED TO WITH STAND HIGH WINDS.
3. 4 VARIABLE MESSAGE BOARDS TO BE SUPPLIED FOR PROJECT DURATION.



TYPICAL OVERALL TRAFFIC DIRECTION AND DETOUR PLAN

NOTE:

PHASE I MUST BE COMPLETED BY JUNE 20, 2025 TO COINCIDE WITH ROCK CREEK UNDERPASS PROJECT.



ISSUED FOR BID

REVISIONS			Description
No	Date	By	Chk
1	3.10.25	WSS	JFM
2	4.2.25	WSS	JFM
3	4.7.25	WSS	JFM

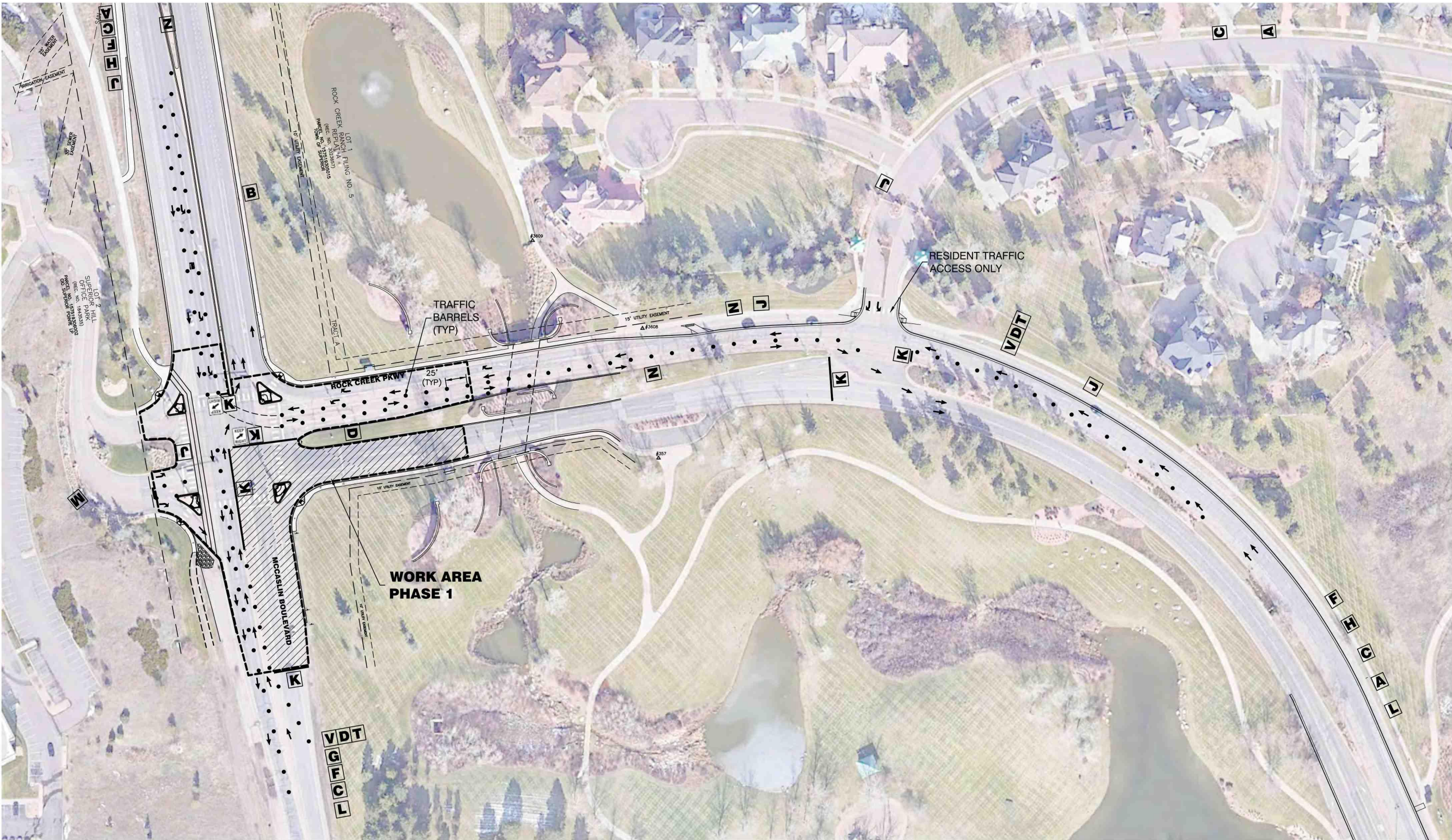
Job #	24122
Date	2/5/25
Drawn By	WSS
Designed By	WSS
Checked By	JCY
File	JT-TC leg and dtour.dwg
Scale	As Shown

Sheet: 12 of: 22

Town of Superior

Rock Creek Parkway and
McCaslin Blvd. Intersection
Improvements
Traffic Control Legend and Overall Traffic
Detour Plan

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NOTE:
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NOTE:
PHASE I MUST BE COMPLETED BY JUNE 20, 2025 TO COINCIDE WITH ROCK CREEK UNDERPASS PROJECT.

LEGEND		
KEY	DESCRIPTION	SIGN
A	ROAD WORK — ROCK CREEK PARKWAY MONTH, 2025 TO MONTH, 2025 ALTERNATE ROUTES ADVISED	
B	THANK YOU XYZ CONSTRUCTION (303)555-5555	
C	ROAD WORK 1/2 MILE	

PHASE 1 NORTH BOUND McCASLIN AND EAST BOUND ROCK CREEK PKWY CLOSURE

D	SPEED LIMIT 25	
E	RIGHT/LEFT LANE CLOSED 1000'	
F	RIGHT/LEFT LANE CLOSED 500'	
G	W4-2(L)	

H	W4-2(R)	
I	ARROW PANEL	
J	TWO-WAY TRAFFIC	
K	ROAD CLOSED ON TYPE III BARRICADE	
L	MESSAGE BOARD	NA

M	RIGHT LANE MUST TURN RIGHT	
N	NO LEFT TURN	
O	DETOUR LEFT	
P	DETOUR RIGHT	

R	NO RIGHT TURN	
T	FINES DOUBLE	
V	WORK ZONE	
Y	2 TEMPORARY SIGNALS FOR INTERSECTION	
Z	LEFT LANE MUST TURN LEFT	

ISSUED FOR BID

Job #	24122
Date	2/5/25
Drawn By	WSS
Designed By	WSS
Checked By	JCY
File	JT-Traffic ctrl eb RC.dwg
Scale	As Shown

Sheet: 13 of 22

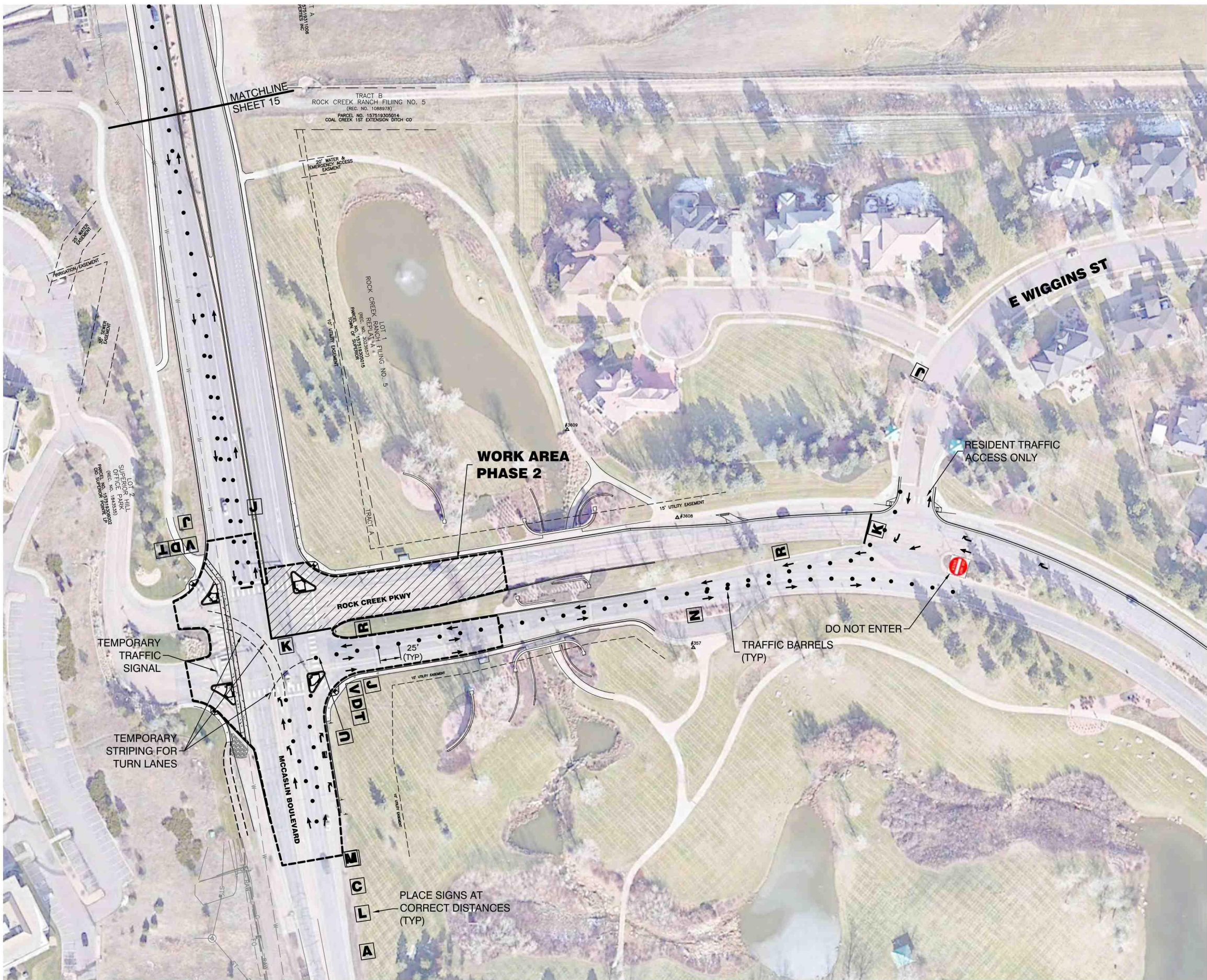
Town of Superior

Rock Creek Parkway and McCaslin Blvd. Intersection Improvements

Traffic Control Phase 1

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NOTES:

1. THIS IS A SUGGESTED TRAFFIC CONTROL PLAN. APPROVED TRAFFIC CONTROL PLANS MUST BE SUBMITTED TO THE TOWN FOR APPROVAL.

2. ALL SIGNS AND BARRICADES TO BE WEIGHTED TO WITH STAND HIGH WINDS.

3. 4 VARIABLE MESSAGE BOARDS TO BE SUPPLIED FOR PROJECT DURATION.

PHASE 2 NORTH BOUND McCASLIN AND WEST BOUND ROCK CREEK PKWY CLOSURE

LEGEND		
KEY	DESCRIPTION	SIGN
A	ROAD WORK – ROCK CREEK PARKWAY MONTH, 2025 TO MONTH, 2025 ALTERNATE ROUTES ADVISED	ROAD WORK 1/2-MILE ALTERNATE ROUTE ADVISED
B	THANK YOU XYZ CONSTRUCTION (303)555-5555	XYZ (303)555-5555 THANKS, YOU!
C	ROAD WORK 1/2 MILE	ROAD WORK 1/2 MILE
D	SPEED LIMIT 25	SPEED LIMIT 25
E	RIGHT/LEFT LANE CLOSED 1000'	RIGHT LANE CLOSED 1000'
F	RIGHT/LEFT LANE CLOSED 500'	RIGHT LANE CLOSED 500'
G	W4-2(L)	W4-2(L)
H	W4-2(R)	W4-2(R)
I	ARROW PANEL	ARROW PANEL
J	TWO-WAY TRAFFIC	TWO-WAY TRAFFIC
K	ROAD CLOSED ON TYPE III BARRICADE	ROAD CLOSED
L	MESSAGE BOARD	NA
M	RIGHT LANE MUST TURN RIGHT	RIGHT LANE MUST TURN RIGHT
N	NO LEFT TURN	NO LEFT TURN
O	DETOUR LEFT	DETOUR ←
P	DETOUR RIGHT	DETOUR →
R	NO RIGHT TURN	NO RIGHT TURN
T	FINES DOUBLE	FINES DOUBLE
V	WORK ZONE	WORK ZONE
Y	2 TEMPORARY SIGNALS FOR INTERSECTION	

NOTE:
THIS IS A SUGGESTED TRAFFIC CONTROL PLAN. APPROVED TRAFFIC CONTROL PLANS MUST BE SUBMITTED TO THE TOWN FOR APPROVAL.

ISSUED FOR BID

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Rock Creek Parkway and McCaslin Blvd. Intersection Improvements

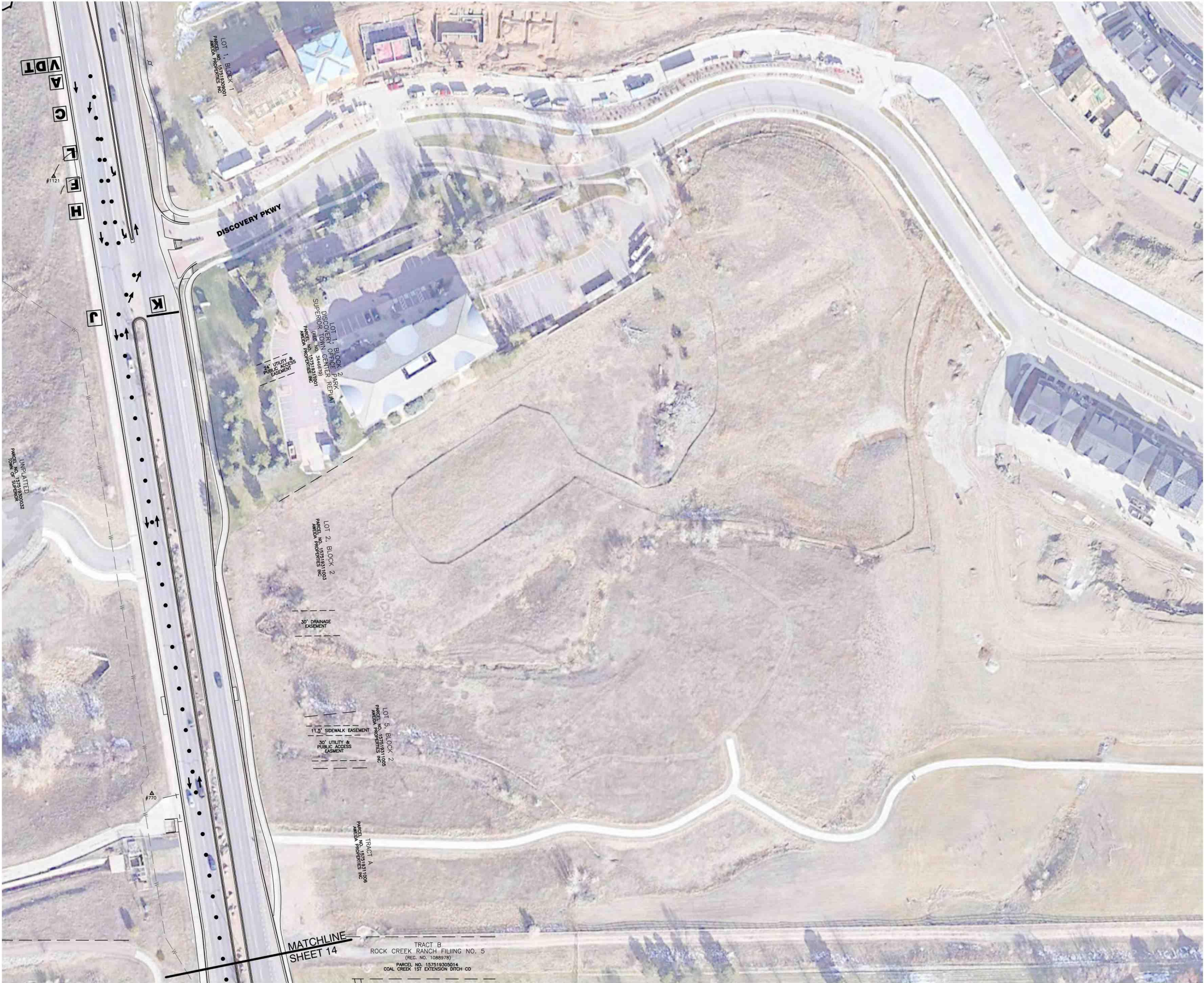
Traffic Control Phase 2

Town of Superior

REVISIONS	
No	Description
1	3/10/25 WSS JFM Town Comments
2	4/2/25 WSS JFM Town Comments
3	4/7/25 WSS JFM Issued For Bid

Job #	24122
Date	2/5/25
Drawn By	WSS
Designed By	WSS
Checked By	JCY
File	JT-Traffic ctrl wb RC.dwg
Scale	As Shown

Sheet: 14 of: 22



NOTES:
1. THIS IS A SUGGESTED TRAFFIC CONTROL PLAN. APPROVED TRAFFIC CONTROL PLANS MUST BE SUBMITTED TO THE TOWN FOR APPROVAL.
2. ALL SIGNS AND BARRICADES TO BE WEIGHTED TO WITH STAND HIGH WINDS.
3. 4 VARIABLE MESSAGE BOARDS TO BE SUPPLIED FOR PROJECT DURATION.

PHASE 2 NORTH BOUND McCASLIN AND WEST BOUND ROCK CREEK PKWY CLOSURE

LEGEND		
KEY	DESCRIPTION	SIGN
A	ROAD WORK — ROCK CREEK PARKWAY MONTH, 2025 TO MONTH, 2025 ALTERNATE ROUTES ADVISED	
B	THANK YOU XYZ CONSTRUCTION (303)555-5555	
C	ROAD WORK 1/2 MILE	
D	SPEED LIMIT 25	
E	RIGHT/LEFT LANE CLOSED 1000'	
F	RIGHT/LEFT LANE CLOSED 500'	
G	W4-2(L)	
H	W4-2(R)	
I	ARROW PANEL	
J	TWO-WAY TRAFFIC	
K	ROAD CLOSED ON TYPE III BARRICADE	
L	MESSAGE BOARD	NA
M	RIGHT LANE MUST TURN RIGHT	
N	NO LEFT TURN	
O	DETOUR LEFT	
P	DETOUR RIGHT	
R	NO RIGHT TURN	
T	FINES DOUBLE	
V	WORK ZONE	

NOTE:
THIS IS A SUGGESTED TRAFFIC CONTROL PLAN. APPROVED TRAFFIC CONTROL PLANS MUST BE SUBMITTED TO THE TOWN FOR APPROVAL.

ISSUED FOR BID

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Rock Creek Parkway and McCaslin Blvd. Intersection Improvements
Traffic Control Phase 2

Town of Superior

No	Date	By	Chk	Description
1	3/10/25	WSS	JFM	Town Comments
2	4/2/25	WSS	JFM	Town Comments
3	4/7/25	WSS	JFM	Issued For Bid

Job # 24122
Date 2/5/25
Drawn By WSS
Designed By WSS
Checked By JCY
File JT-Traffic ctrl wb RC.dwg
Scale As Shown

Sheet: 15 **Of:** 22

LEGEND		
KEY	DESCRIPTION	SIGN
A	ROAD WORK — ROCK CREEK PARKWAY MONTH, 2025 TO MONTH, 2025 ALTERNATE ROUTES ADVISED	
B	THANK YOU XYZ CONSTRUCTION (303)555-5555	
C	ROAD WORK 1/2 MILE	
D	SPEED LIMIT 25	
E	RIGHT/LEFT LANE CLOSED 1000'	
F	RIGHT/LEFT LANE CLOSED 500'	
G	W4-2(L)	
H	W4-2(R)	
I	ARROW PANEL	
J	TWO-WAY TRAFFIC	
K	ROAD CLOSED ON TYPE III BARRICADE	
L	MESSAGE BOARD	NA
M	RIGHT LANE MUST TURN RIGHT	
N	NO LEFT TURN	
O	DETOUR LEFT	
P	DETOUR RIGHT	
R	NO RIGHT TURN	
T	FINES DOUBLE	
V	WORK ZONE	

THIS IS A SUGGESTED TRAFFIC CONTROL PLAN. APPROVED TRAFFIC CONTROL PLANS MUST BE SUBMITTED TO THE TOWN FOR APPROVAL.

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Job #	24122
Date	2/5/25
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Designed By	WSS
Checked By	JCY
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Scale	As Shown

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Town of Superior

Description

Sheet:

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Traffic Control Phase 3 and 4



PHASE 3 SOUTH BOUND McCASLIN CLOSURE

LEGEND		
KEY	DESCRIPTION	SIGN
A	ROAD WORK – ROCK CREEK PARKWAY MONTH, 2025 TO MONTH, 2025 ALTERNATE ROUTES ADVISED	
B	THANK YOU XYZ CONSTRUCTION (303)555-5555	
C	ROAD WORK 1/2 MILE	
D	SPEED LIMIT 25	
E	RIGHT/LEFT LANE CLOSED 1000'	
F	RIGHT/LEFT LANE CLOSED 500'	
G	W4-2(L)	
H	W4-2(R)	
I	ARROW PANEL	
J	TWO-WAY TRAFFIC	
K	ROAD CLOSED ON TYPE III BARRICADE	
L	MESSAGE BOARD	NA
M	RIGHT LANE MUST TURN RIGHT	
N	NO LEFT TURN	
O	DETOUR LEFT	
P	DETOUR RIGHT	
R	NO RIGHT TURN	
T	FINES DOUBLE	
V	WORK ZONE	
Y	2 TEMPORARY SIGNALS FOR INTERSECTION	

NOTE:
THIS IS A SUGGESTED TRAFFIC CONTROL
PLAN. APPROVED TRAFFIC CONTROL PLANS
MUST BE SUBMITTED TO THE TOWN FOR
APPROVAL.

ISSUED FOR BID

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**Rock Creek Parkway and
McCaslin Blvd. Intersection
Improvements**
Traffic Control Phase 3

Town of Superior

No	Date	By	Chk	Description
1	3/10/25	WSS	JFM	Town Comments
2	4/2/25	WSS	JFM	Town Comments
3	4/7/25	WSS	JFM	Issued For Bid

Job # 24122
Date 2/5/25
Drawn By WSS
Designed By WSS
Checked By JCY
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Scale As Shown

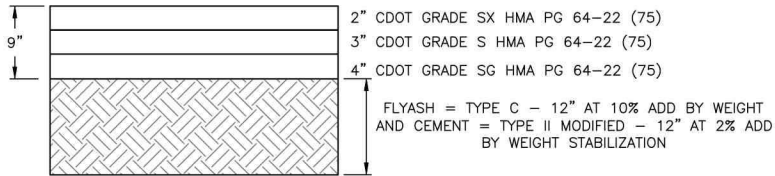
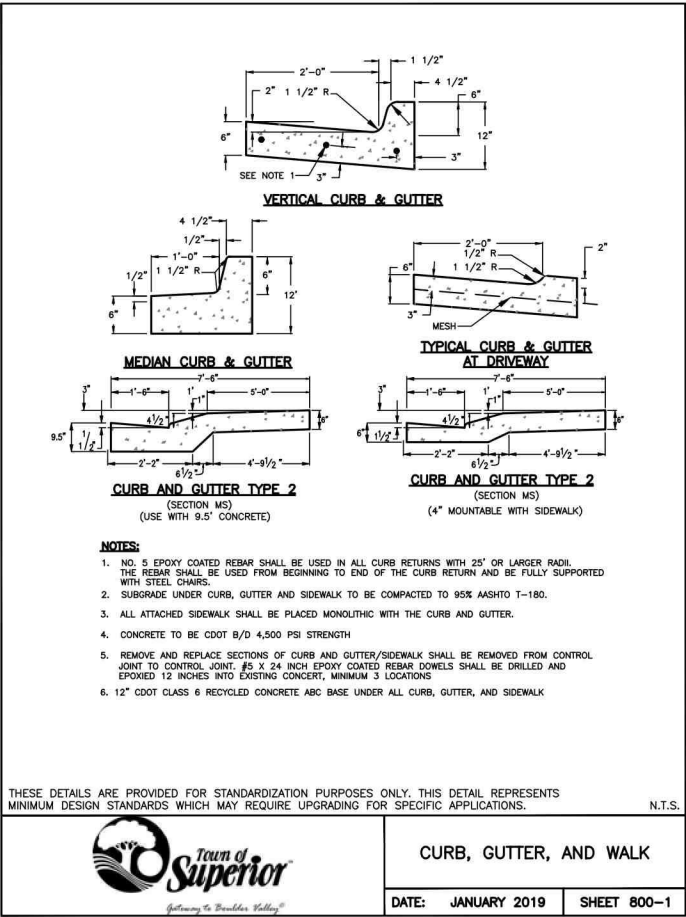
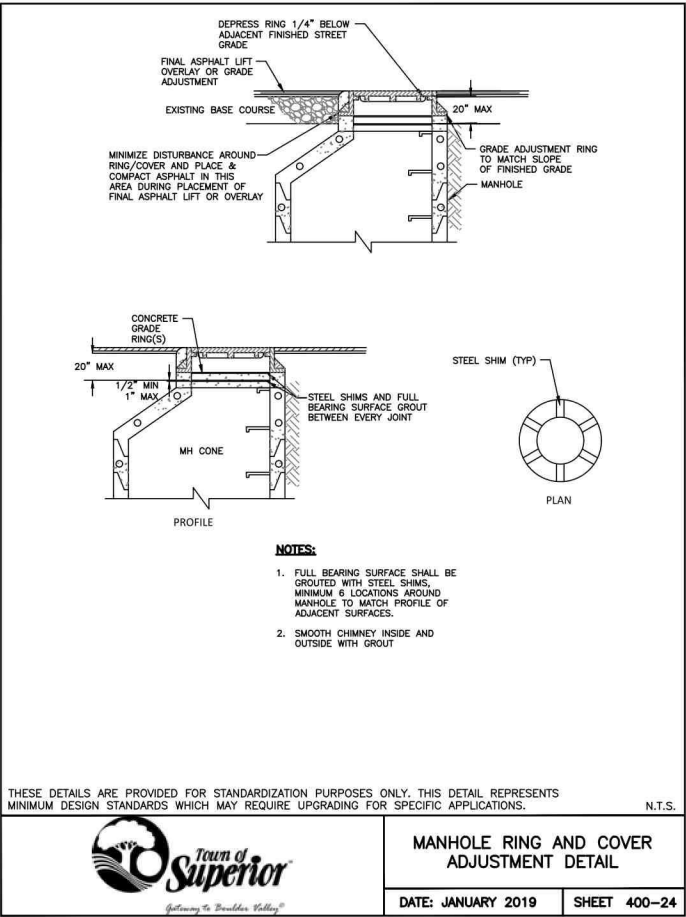
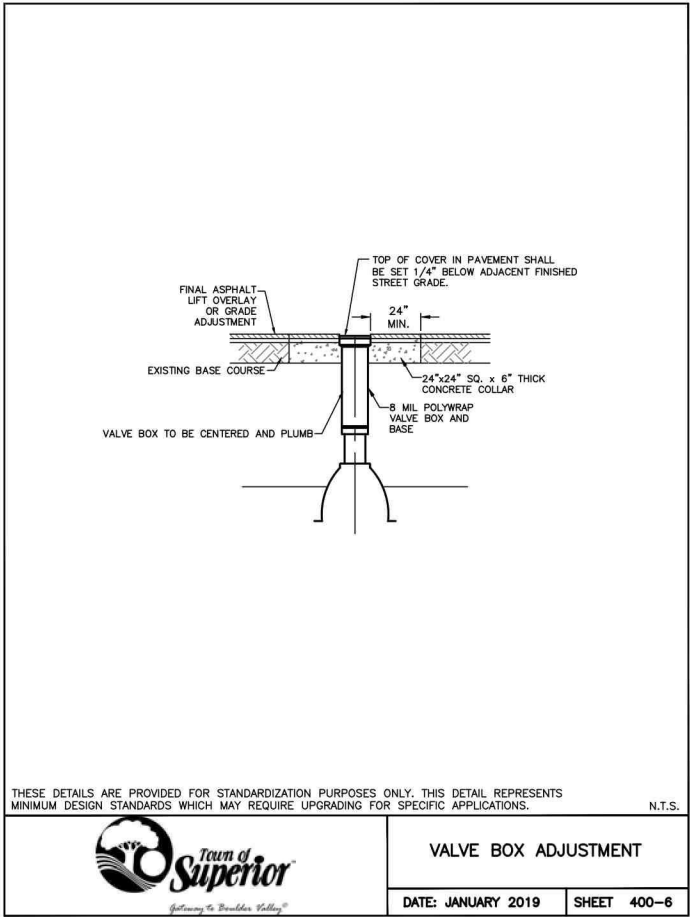
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LEGEND		
KEY	DESCRIPTION	SIGN
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B	THANK YOU XYZ CONSTRUCTION (303)555-5555	
C	ROAD WORK 1/2 MILE	
D	SPEED LIMIT 25	
E	RIGHT/LEFT LANE CLOSED 1000'	
F	RIGHT/LEFT LANE CLOSED 500'	
G	W4-2(L)	
H	W4-2(R)	
I	ARROW PANEL	
J	TWO-WAY TRAFFIC	
K	ROAD CLOSED ON TYPE III BARRICADE	
L	MESSAGE BOARD	NA
M	RIGHT LANE MUST TURN RIGHT	
N	NO LEFT TURN	
O	DETOUR LEFT	
P	DETOUR RIGHT	
R	NO RIGHT TURN	
T	FINES DOUBLE	
V	WORK ZONE	
Y	2 TEMPORARY SIGNALS FOR INTERSECTION	

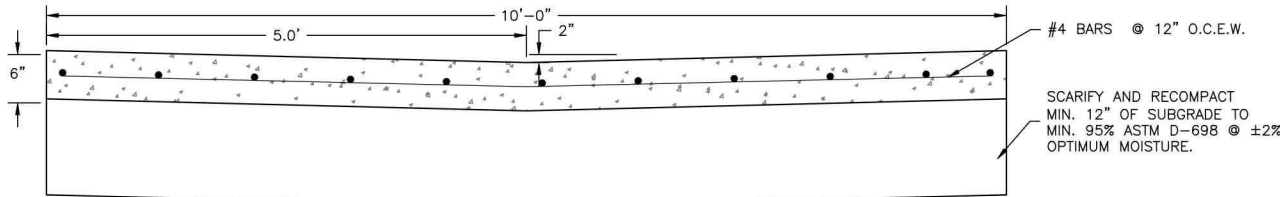
ISSUED FOR BID

REVISIONS				
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2	4.2.25	WSS	JFM	Lower Comments
3	4.7.25	WSS	JFM	Issued For Bid

Job #	24122
Date	2/5/25
Drawn By	WSS
Designed By	WSS
Checked By	JCY
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Scale	As Shown



9" ASPHALT SECTION



CONCRETE PAN DETAIL

SCALE: 1/2" = 1'

ISSUED FOR BID

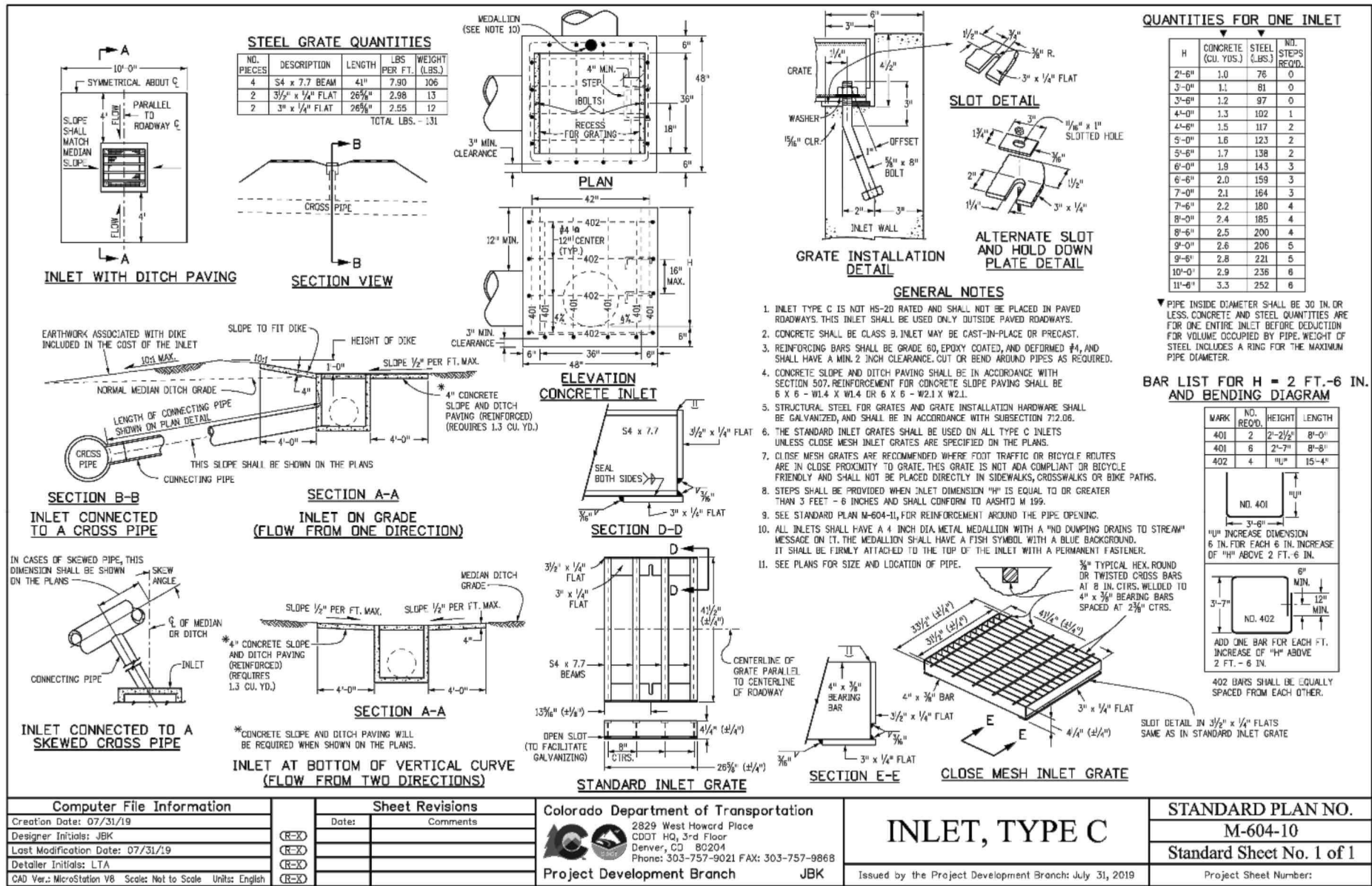
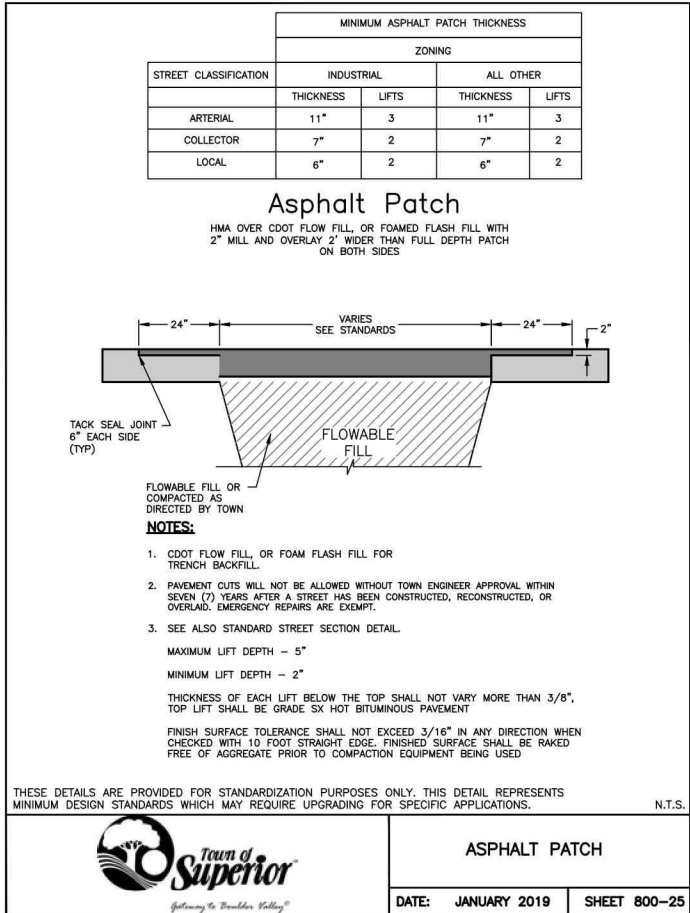
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Rock Creek Parkway and McCaslin Blvd. Intersection Improvements
Details

Town of Superior

REVISIONS					Description	
No	Date	By	Chk		Town	
1	3.10.25	WSS	JFM		Comments	
2	4.2.25	WSS	JFM		Town Comments	
3	4.7.25	WSS	JFM		Issued For Bid	

Job #	24122
Date	2/5/25
Drawn By	WSS
Designed By	WSS
Checked By	JCY
File	JT-all Details.dwg
Scale	As Shown



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Town of Superior

Rock Creek Parkway and
McCaslin Blvd. Intersection
Improvements

J&T Consulting, Inc.

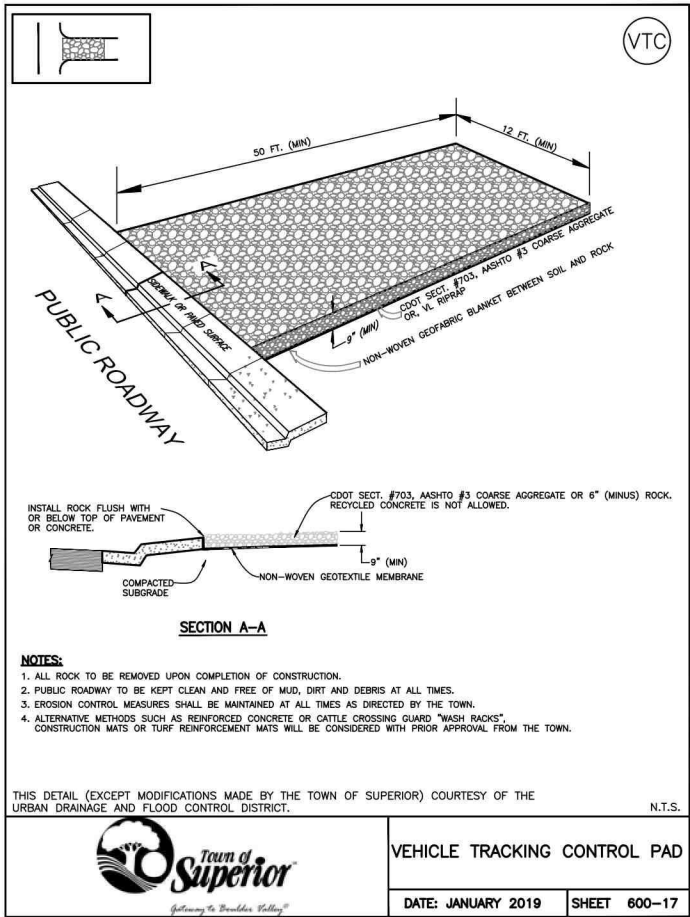
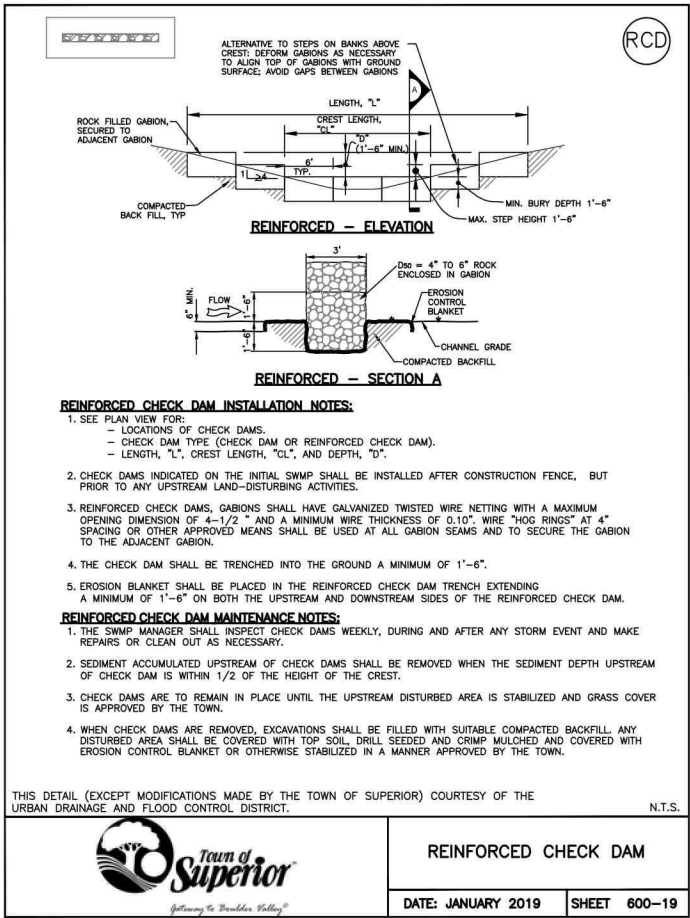
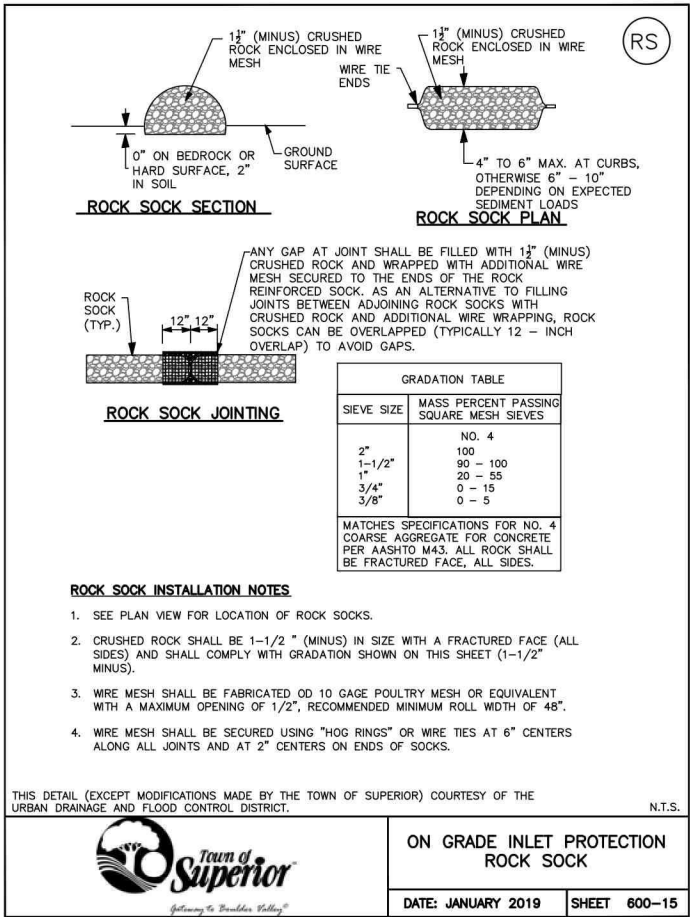
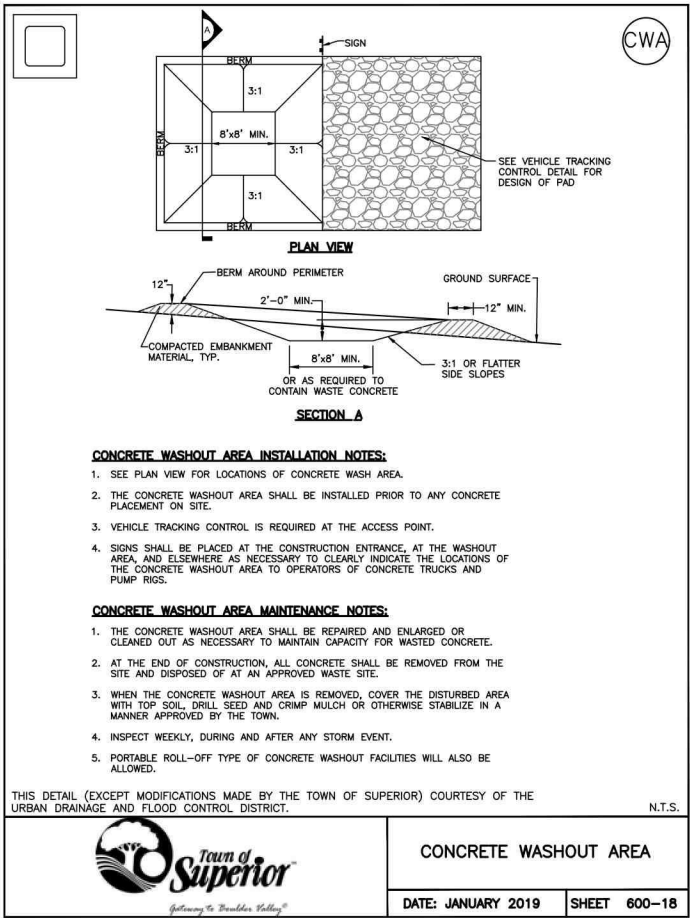
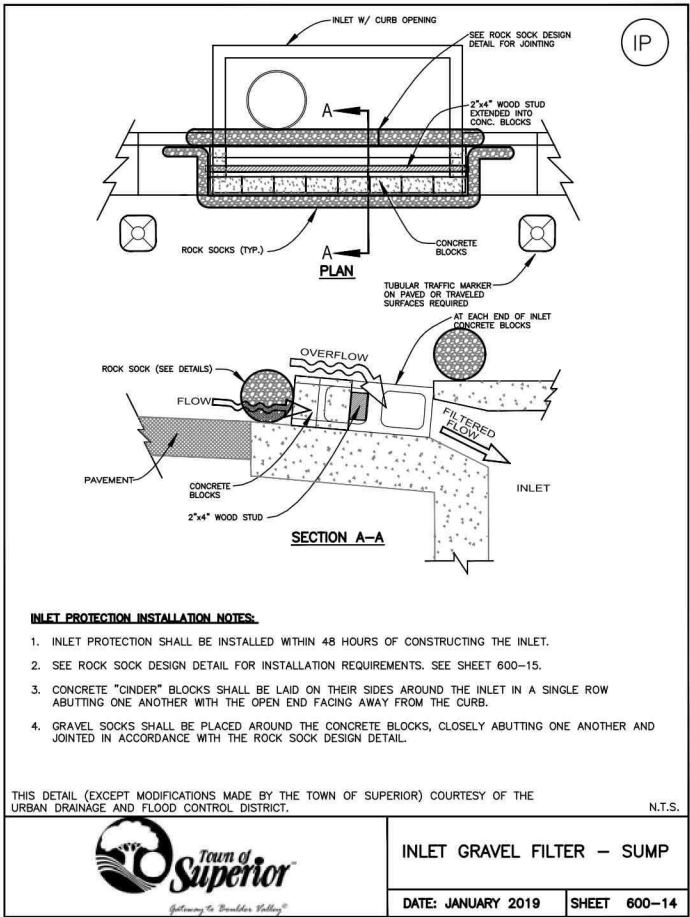
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REVISIONS

No.	Date	By	Chk	Description
1	3.10.25	WSS	JFM	Town Comments
2	4.2.25	WSS	JFM	Town Comments
3	4.7.25	WSS	JFM	Issued For Bid

Job # 24122
Date 2/5/25
Drawn By WSS
Designed By WSS
Checked By JCY
File JT-all Details.dwg
Scale As Shown

Sheet: 21 of: 22



ISSUED FOR BID

Town of Superior

Rock Creek Parkway and McCaslin Blvd. Intersection Improvements

Erosion Control Details

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REVISIONS		Description	
No.	Date	Chk.	By
1	3.10.25	WSS	JFM
2	4.2.25	WSS	JFM
3	4.7.25	WSS	JFM

Job # 24122
Date 2/5/25
Drawn By WSS
Designed By WSS
Checked By JCY
File JT-all Details.dwg
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Sheet: 22 of: 22



ITEM NO. 6f

INFORMATION FOR MEETING OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM NAME: Goat Grazing Agreement – HMGP Supported

MEETING DATE: May 12, 2025

PRESENTED BY: Jordan Hayes, Project Manager
Leslie Clark, PROS Director
Brooke Badon, Grant Administrator
Allison James, Disaster Preparedness & Recovery
Manager

PRESENTED FOR: Approval

BACKGROUND:

The Town of Superior experienced the tragic Marshall Fire in December of 2020, destroying and damaging homes, businesses, public facilities, and infrastructure. Goat grazing for vegetative fuels reduction is a vital component of our wildfire mitigation strategy, offering an environmentally friendly, cost-effective method to manage overgrown and fire-prone landscapes. Goats efficiently clear grasses, brush, and ladder fuels—even on steep or inaccessible terrain—reducing the intensity and spread of potential of wildfires. This nature-based solution minimizes the need for chemicals or heavy equipment, preserving soil health and biodiversity. Including a community education component helps residents understand local wildfire risks, promotes land stewardship, and encourages broader support for proactive mitigation efforts that protect both people and ecosystems.

The Town worked with FEMA on wildfire hazard mitigation efforts, including the reduction of wildfire fuel in Town-managed open space areas. The Town applied for a three-year funding package through the FEMA Hazard Mitigation Grant Program (HMGP) and received approval for Year One funding of this grant for wildfire fuel mitigation. The HMGP program through FEMA required a separate solicitation and selection process. Town staff received two proposals from qualified vendors through an

RFP, conducted interviews, and selected Goat Bros, LLC as the top recommended vendor.

Vendor	Evaluation Score	Bid Amount
Goats on the Go	343	\$172,750
Goat Bros, LLC	402	\$106,000

The agreement covers 100 days of grazing with a 300-goat herd in five locations. Pending the annual HMGP grant funding award, the option to renew for two additional one-year terms is available.

Town of Superior HMGP Goat Grazing		
Project Areas	Parcel Name	Acres
X	Tract H – Vista Corridor	17
D	Town 15	15
I	Tract E	25.48
J	Fire Station Park and Open Space	20.17
K	Autrey Park Open Space	17.8

BUDGET IMPLICATIONS:

The Year One value for Goat Grazing within the HMGP grant is \$106,000. The local match that the Town is obligated to cover is 17.4% or \$18,444 for Year One. This is a reimbursable grant program, and the Town will pay the full contract amount to the vendor and then submit for FEMA reimbursement. Funding for this contract will be from the Town Open Space Budget (71-471-3450).

Budget Cost Center	Budget Amount	Project Cost
HMGP Grant	\$87,856	\$87,856
Town Match - Open Space Budget	\$375,000	\$18,444

MOTION:

Move to adopt a Resolution approving a Contract with Goat Bros. for 2025 FEMA HMGP-funded goat grazing in the amount of \$106,000.

ATTACHMENTS:

1. Agreement
2. Resolution
3. HMGP Grazing Maps

AGREEMENT FOR SERVICES

THIS AGREEMENT FOR SERVICES (the "Agreement") is made and entered into this ____ day of May, 2025 (the "Effective Date"), by and between the Town of Superior, a Colorado municipal corporation with an address of 124 East Coal Creek Drive, Superior, CO 80027 (the "Town"), and Goat Bros, LLC, an independent contractor with a principal place of business at 190 Lane Court, Fort Lupton, CO 80621 (each a "Party" and collectively the "Parties").

WHEREAS, the Town requires services; and

WHEREAS, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required services.

NOW THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. SCOPE OF SERVICES

A. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

B. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. TERM AND TERMINATION

A. This Agreement shall commence on the Effective Date, and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

B. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

C. **Renewal Option.** The Town shall have the option to renew this Agreement for an additional 1-year term by providing written notice of renewal to Contractor no later than 30 days after Contractor provides the Town with an updated Scope of Services each year, for up to 2 additional 1-year terms.

III. COMPENSATION

In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor \$106,000. This amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses. Contractor shall not be paid until the Scope of Services is completed to the satisfaction of the Town.

IV. RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing, required by law. The work performed by the Contractor shall be in accordance with generally accepted practices and the level of competency presently maintained by other practicing contractors in the same or similar type of work in the applicable community. The work and services to be performed by Contractor hereunder shall be done in compliance with applicable laws, ordinances, rules, and regulations.

B. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

C. Contractor shall at all times comply with all applicable law, including without limitation all current and future federal, state and local statutes, regulations, ordinances and rules relating to: the emission, discharge, release or threatened release of a Hazardous Material into the air, surface water, groundwater or land; the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a Hazardous Material; and the protection of human health, safety or the indoor or outdoor environmental, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, *et seq.* ("CERCLA"); the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, *et seq.*; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, *et seq.* ("RCRA"); the Toxic Substances Control Act, 15 U.S.C. § 2601, *et seq.*; the Clean Water Act, 33 U.S.C. § 1251, *et seq.*; the Clean Air Act; the Federal Water Pollution Control Act; the Occupational Safety and Health Act; all applicable environmental statutes of the State of Colorado; and all other federal, state or local statutes, laws, ordinances, resolutions, codes, rules, regulations, orders or decrees regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect.

V. OWNERSHIP

Any materials, items, and work specified in the Scope of Services, and any and all related documentation and materials provided or developed by Contractor shall be exclusively owned by the Town. Contractor expressly acknowledges and agrees that all work performed under the Scope of Services constitutes a "work made for hire." To the extent, if at all, that it does not constitute a "work made for hire," Contractor hereby transfers, sells, and assigns to the Town all of its right, title, and interest in such work. The Town may, with respect to all or any portion of such work,

use, publish, display, reproduce, distribute, destroy, alter, retouch, modify, adapt, translate, or change such work without providing notice to or receiving consent from Contractor; provided that Contractor shall have no liability for any work that has been modified by the Town.

VI. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

VII. INSURANCE

A. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Agreement. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

1. Worker's Compensation insurance as required by law.
2. Commercial General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees, or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

VIII. INDEMNIFICATION

Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out

of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor.

IX. MISCELLANEOUS

A. *Governing Law and Venue.* This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder Town, Colorado.

B. *No Waiver.* Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any other terms or obligations of this Agreement.

C. *Integration.* This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

D. *Third Parties.* There are no intended third-party beneficiaries to this Agreement.

E. *Notice.* Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

F. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. *Modification.* This Agreement may only be modified upon written agreement of the Parties.

H. *Assignment.* Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

I. *Governmental Immunity.* The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

J. *Rights and Remedies.* The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

K. *Subject to Annual Appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is

subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

XI. FEDERAL PROVISIONS

A. *General.* The Parties acknowledge that the Agreement is subject to the provisions of 2 C.F.R. Part 200 for projects funded in whole or in part by federal funds and the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5121, *et seq.*) for projects resulting from Declared Presidential Disasters.

B. *Equal Employment Opportunity.*

1. Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. Contractor shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include without limitation the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor shall post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

2. Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

3. Contractor shall not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with Contractor's legal duty to furnish information.

4. Contractor shall send to each labor union or representative of workers with which Contractor has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of Contractor's commitments under this Section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5. Contractor shall furnish all information and reports required by Executive Order 11246 and by rules, regulations, and orders of the Secretary of Labor pursuant thereto, and shall permit access to his books, records, and accounts by the administering agency and the

Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

6. In the event of Contractor's noncompliance with this section, this Agreement may be canceled, terminated, or suspended in whole or in part and Contractor may be declared ineligible for further government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

7. Contractor shall include these provisions in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor, so that such provisions will be binding upon each subcontractor or vendor. Contractor shall take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the event Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, Contractor may request the United States to enter into such litigation to protect the interests of the United States.

C. *Contract Work Hours and Safety Standards Act.* Contractor shall comply with the following:

1. Neither Contractor nor any subcontractor employing laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which they are employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than 1.5 times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

2. In the event of any violation of the clause set forth in subsection (1) hereof, Contractor and any subcontractor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subsection (1) hereof, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of required overtime wages required.

3. The Town shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by Contractor or subcontractor under any such contract or any other federal contract with the same Contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages.

4. Contractor or subcontractor shall insert in any subcontracts the clauses set forth in this Section and also a clause requiring the subcontractors to include these clauses in any

lower tier subcontracts. Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with this Section.

5. The requirements of 40 U.S.C. § 3704 apply. No laborer or mechanic may be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

D. *Rights to Inventions Made.* If the federal award providing funding for this Agreement meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and this Agreement is between the Town and a small business firm or nonprofit organization regarding the substitution of parties, assignment, or performance of experimental, developmental, or research work under such funding agreement, the Parties shall comply with and be bound by 37 C.F.R. Part 401 and any implementing regulations issued by the awarding agency.

E. *Clean Air Act and Clean Water Act.* Contractor shall comply with the Clean Water Act and shall report each violation to the Town, and understands and agrees that the Town will, in turn, report each violation as required to assure notification to the State of Colorado, the federal awarding agency, and the appropriate Environmental Protection Agency Regional Office, and shall require all subcontractors to these requirements in each subcontract exceeding \$100,000 financed in whole or in part with a federal award. Contractor shall comply with the Federal Water Pollution Control Act and shall report each violation to the Town and understands and agrees that the Town will, in turn, report each violation as required to assure notification to the State of Colorado, federal awarding agency, and the appropriate Environmental Protection Agency Regional Office. Contractor agrees to include these requirements in each subcontract exceeding \$100,000 financed in whole or in part with a federal award.

F. *Energy Efficiency.* Contractor shall comply with mandatory standards and policies relating to energy efficiency contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. § 6201), and shall include this clause in each third-party subcontract financed in whole or in part with federal assistance.

G. *Debarment and Suspension.*

1. Contractor affirms that neither it nor its principals are suspended or debarred or otherwise excluded from procurement by the Federal Government and do not appear in the SAM Exclusions, which is a list maintained by the General Services Administration.

2. If the Agreement is for \$25,000 or more:

a. Contractor verifies that neither Contractor nor its principals (defined at 2 C.F.R. §180.995) or affiliates (defined at 2 C.F.R. §180.905) are excluded (defined at 2 C.F.R. §180.940) or disqualified (defined at 2 C.F.R. §180.935);

b. Contractor shall comply with 2 C.F.R. Part 180, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction;

c. This certification is a material representation of fact relied upon by the Town, and if it is later determined that Contractor did not comply with 2 C.F.R. Part 180, subpart C,

in addition to remedies available to the State of Colorado and the Town, the Federal Government may pursue available remedies, including without limitation suspension and debarment.

3. Throughout this Agreement, Contractor agrees to comply with the requirements of 2 C.F.R. Part 180, subpart C. Contractor agrees to include a provision requiring such compliance in its lower tiered covered transactions.

H. *Byrd Anti-Lobbying Amendment.* Contractors who apply or bid for an award of \$100,000 or more shall file the required certification set forth in the Certification Regarding Lobbying for the specific funding source. Each tier certifies to the tier above that it will not and has not used federal funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining a federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the recipient.

I. *Procurement of Recovered Materials.* In the performance of this Agreement, where the purchase price of a product exceeds \$10,000 or the value of the quantity acquired by the preceding fiscal year exceeded \$10,000, Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired: competitively within a timeframe providing for compliance with the Agreement performance schedule; meeting Agreement performance requirements; or at a reasonable price. Information about this requirement is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>. The list of EPA-designated items is available at <https://www.epa.gov/sites/production/files/2016-02/documents/cpg-fs.pdf>.

J. *Contracting with Small and Minority Businesses, Women's Business Enterprises, and Labor Surplus Area Firms.* If subcontracts are to be let, Contractor shall take the following affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
2. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
4. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and
5. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

K. *Federal Law, Regulations, and Executive Orders.* Contractor acknowledges that funding under this Agreement may include federal, state, and local money, and that financial assistance from federal agencies will be used to fund specific projects under this Agreement only. For those projects, Contractor agrees to comply with all applicable law, rule, regulation, executive order, policies of the applicable federal funding agency, procedure, and directives.

L. *No Obligation by Federal Government.* The Federal Government is not a party to this Agreement and is not subject to any obligations or liabilities to the County, Contractor, or any other party pertaining to any matter resulting from the Agreement.

M. *Program Fraud and False or Fraudulent Statements or Related Acts.* Contractor acknowledges that 31 U.S.C. § 38 applies to this Agreement.

N. *Department of Homeland Security Seal, Logo, and Flags.* Contractor shall not use Department of Homeland Security ("DHS") seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without FEMA pre-approval.

O. *Housing and Community Development Act.*

1. The work to be performed under this Agreement is subject to Section 3 of the Housing and Urban Development Act of 1968, 12 U.S.C. § 1701u (Section 3). The Parties agree to comply with HUD's regulations in 24 CFR Part 135, which implement Section 3. The Parties certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.

2. Contractor agrees to send to each labor organization or representative or workers with which Contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of Contractor's commitments under the Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

3. Contractor shall include the Section 3 clause in every subcontract subject to compliance with regulations in 24 C.F.R. Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 C.F.R. Part 135. Contractor shall not subcontract with any subcontractor where Contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 C.F.R. Part 135.

4. Contractor shall certify that any vacant employment positions, including training positions, that are filled (1) after Contractor is selected but before the Agreement is executed, and (2) with persons other than those to whom the regulations of 24 C.F.R. Part 135 require employment opportunities to be directed, were not filled to circumvent Contractor's obligations under 24 C.F.R. Part 135.

6. With respect to work performed in connection with Section 3 covered Indian housing assistance, § 7(b) of the Indian Self-Determination and Education Assistance Act. (25 U.S.C § 450e) applies to the work to be performed under this Agreement and requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties that are subject to the provisions of Section 3 and § 7(b) agree to comply with Section 3 to the maximum extent feasible, but in derogation of compliance with § 7(b).

TOWN OF SUPERIOR, COLORADO

ATTEST:

CONTRACTOR

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ____ day of _____, 2025, by _____ as _____ of _____.

My commission expires:

(S E A L)

Notary Public

EXHIBIT A
SCOPE OF SERVICES

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town:

- Provide goat-grazing operations for the purpose of weed and fuel mitigation control, for 100 days this year, at the following properties as shown on Exhibit B:

Project Areas	Parcel Name	Acres
X	Tract H – Vista Corridor	17
D	Town 15	15
I	Tract E	25.48
J	Fire Station Park and Open Space	20.17
K	Autrey Park Open Space	17.8

- Contractor shall coordinate with Town staff to graze each property.
- Contractor shall provide temporary electrified fencing, shelter, food, water, supervision and care of animals. Fencing shall include an electrified fence and overnight corral. Contractor shall visit the grazing sites a minimum of twice daily.

Contractor's Deliverables

In performance of the duties described above, Contractor shall deliver the following items to the Town, during the timeframes established by the Town:

- Provide healthy animals to perform grazing services.
- Provide all fencing materials including posts, fabric, wire, and batteries.
- Provide all equipment necessary to care for the goats and dogs including water, portable shelter, temporary tarps, and transportation needs.
- Post contact information on-site to field immediate questions or concerns from the general public with respect to the project, animal welfare, and other inquiries. Contractor shall notify Town staff with respect to frequency of public communications.
- Erect signage on temporary electrified fencing around each grazing site giving notification about the electric fence every 50 feet.

- Notify Town staff of any issues hindering the project's success, including, but not limited to, goat displacement, extreme weather incidents, vandalism or other negative public interactions, and wildlife disturbances.
- Provide stock tanks to serve as the direct water source for the operation. Contractor shall provide water for the stock tanks. Contractor shall communicate all water needs or issues with Town staff as they maintain on-site presence.
- Maintain a herd of 300 goats for a 100-day period until restoration, noxious weed, and fuels mitigation is complete as determined by mutual agreement of both parties.
- Provide public outreach and education opportunities, to educate residents about the project, a minimum of once per year for the price of \$1,000 per event. Each event will be focused on communicating the positive ecological effects of grazing, as well provide an opportunity for residents to interact with the goats. Contractor is permitted to charge a rate of \$2 per feeding at every event when publicly-noticed prior to the event.
- At the conclusion of the annual grazing operation, Contractor remove all equipment including fencing, shelter material, food and water containers, and transportation apparatus.

A mutual understanding of the extent of this agreement between Contractor and Town shall remain in place, in the form of agreement renewal, for up to three years, ending after the 2027 grazing season. Either party may choose to not renew the agreement before the 2027 grazing season for any reason, if the other party is notified before the last day of the calendar year the agreement is signed. An agreement shall be executed each season service is performed outlining the Contractor's deliverables and duties as it pertains to the specific project sites during the year of the agreement.

EXHIBIT B

MAP OF PROPERTIES

**TOWN OF SUPERIOR
RESOLUTION NO. R-29
SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR
APPROVING A CONTRACT WITH GOAT BROS. FOR GOAT GRAZING
SERVICES THROUGH THE FEMA HAZARD MITIGATION GRANT
PROGRAM.**

WHEREAS, the Town experienced the tragic Marshall Fire in 2020, which destroyed and damaged homes, businesses, and public facilities and infrastructure in Superior,

WHEREAS, the Town applied for and was awarded grant funding for Wildfire Hazard Mitigation Fuels Reduction; and

WHEREAS, the Town solicited for goat grazing services as a method of wildfire Hazard Mitigation Fuels Reduction; and

WHEREAS, the Town Council finds it in the best interest of the public to engage in goat grazing services to reduce wildfire hazards in Town-managed open space; and

WHEREAS, Goat Bros. has been a successful goat grazing vendor with the Town of Superior over the past two years and scored highest in the recent solicitation for goat grazing services.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Town Council hereby approves the expenditure of \$106,000 for Goat Bros. to provide goat grazing service according to the FEMA HMGP program.

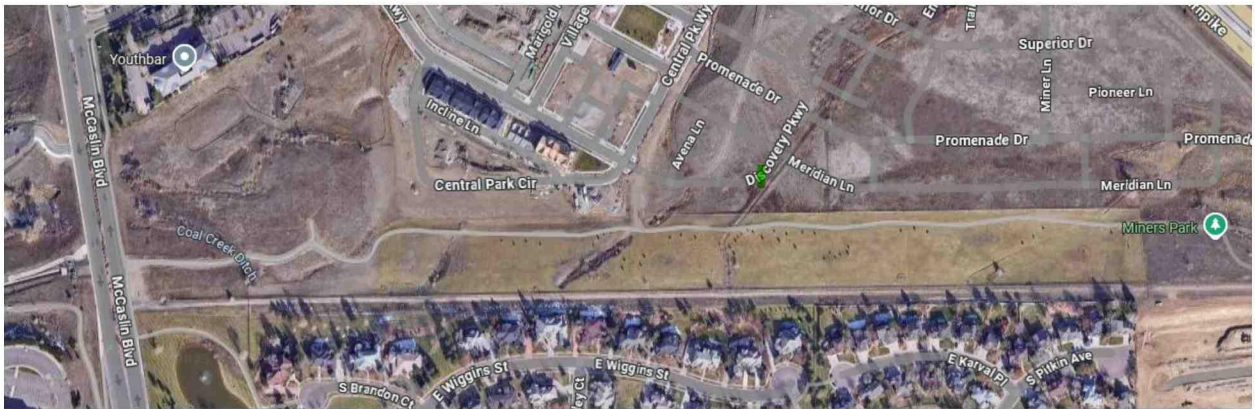
ADOPTED this 12th day of May, 2025.

Mark Lacis, Mayor

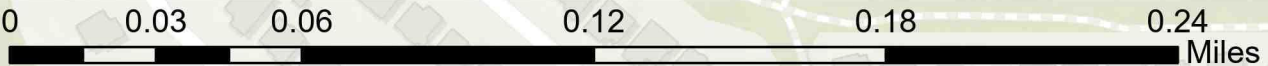
ATTEST:

Shannon Dujardin, Town Clerk

Tract H - Vista Corridor 17 acres

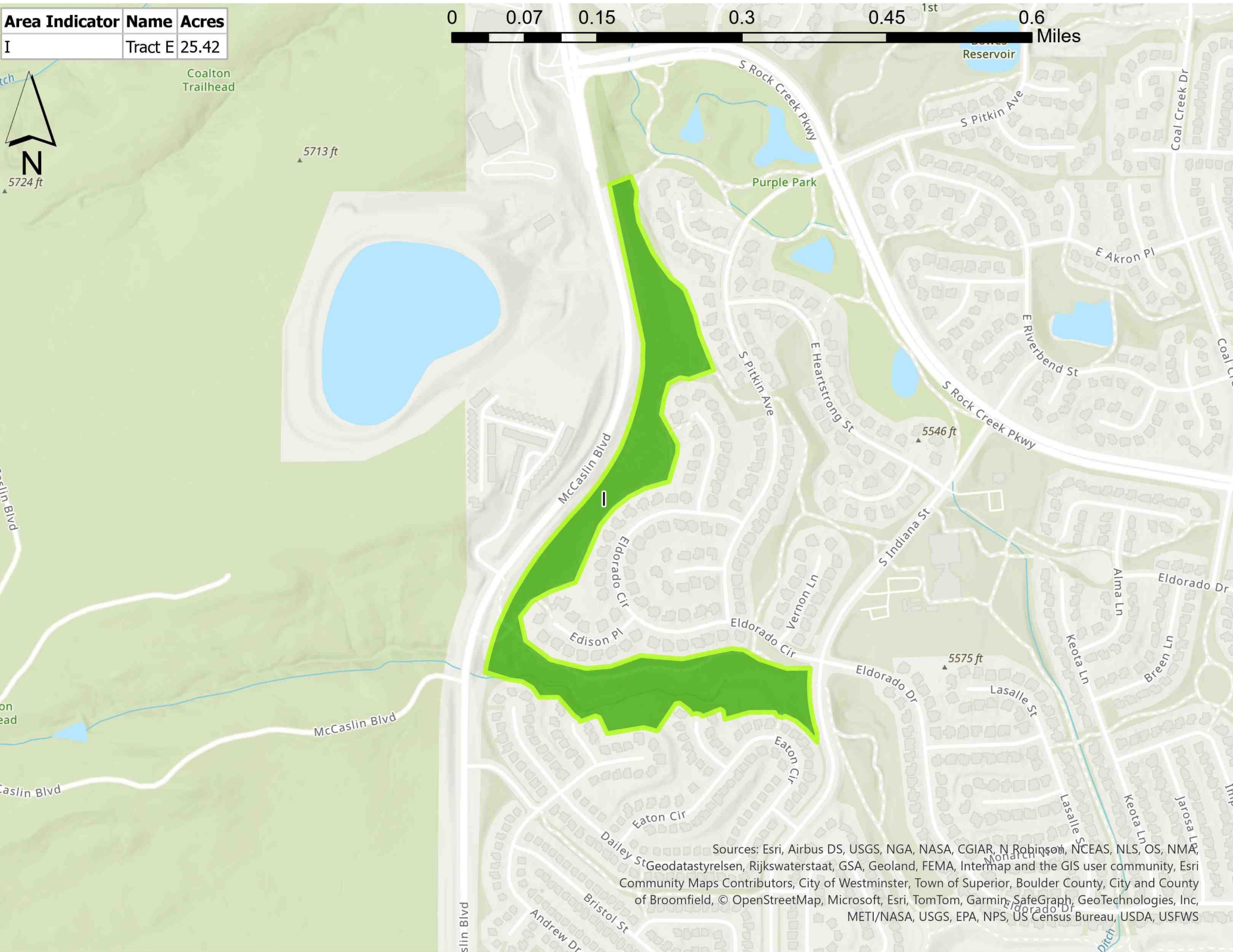
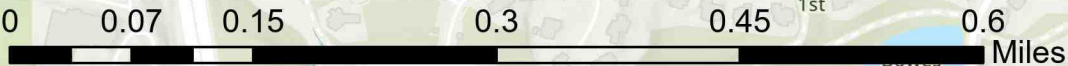


Area Indicator	Name	Acres
D	Town 15	15.09



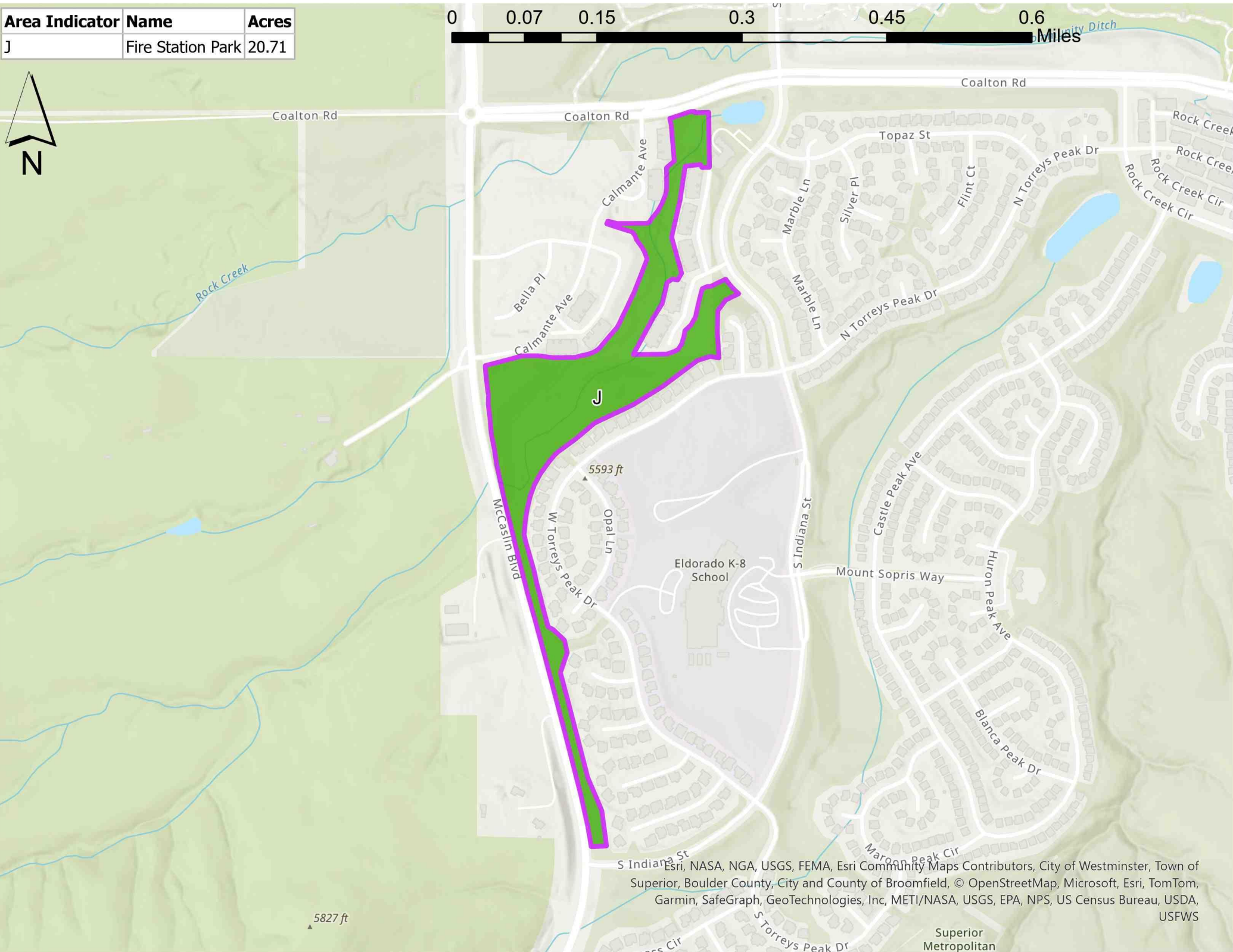
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Area Indicator	Name	Acres
I	Tract E	25.42



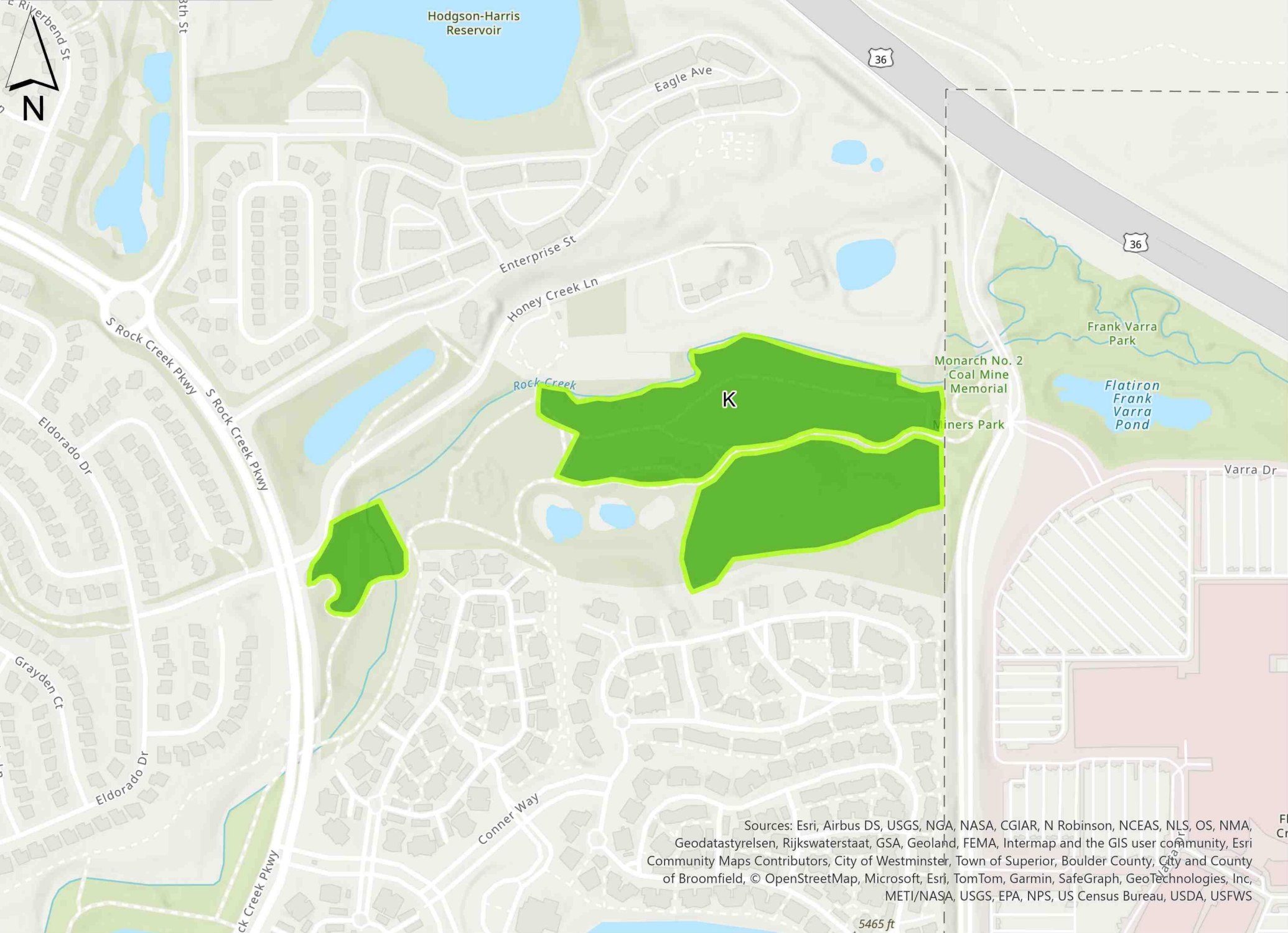
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Westminster, Town of Superior, Boulder County, City and County of Broomfield, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Area Indicator	Name	Acres
J	Fire Station Park	20.71



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, City of Westminster, Town of Superior, Boulder County, City and County of Broomfield, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Superior Metropolitan

Area Indicator	Name	Acres
K	Autrey Park	17.8



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Westminster, Town of Superior, Boulder County, City and County of Broomfield, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

5465 ft



ITEM NO. 7

INFORMATION FOR MEETING OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: Consideration of Request for Economic Development Program Incentive for Proposed Downtown Superior Restaurant – bb.q Chicken

MEETING DATE: May 12, 2025

PRESENTED BY: Matt Magley, Town Manager
Trina Kittleson, Economic Development Advisor, Better City
Martin Toth, Assistant Town Manager

PRESENTED FOR: Action

BACKGROUND:

The Town's Economic Development program includes financial assistance and incentives to help businesses launch, grow, renovate or relocate here. Incentives encourage business investment in the community, add jobs, and increase sales tax revenue. The Town has received an application from Superior BBQ Chicken, LLC (DBA [bb.q Chicken](#)), which is a Korean franchised restaurant established in 1995 in Seoul, South Korea that opened its first U.S. location in 2014. bb.q Chicken is a quick-serve restaurant specializing in Korean fried chicken and appetizers, in addition to serving beer, soju, and liquor. The local owners of the franchise are Superior residents Cynthia Pham and Tim Roman, who introduced themselves to Council during a [presentation on March 10](#). They will be signing a 10-year lease for 1,948 square feet located at 2345 Main Street, Suite 1110 (highlighted yellow below) in Downtown Superior (DTS). They intend to invest over \$550,000 in start-up costs to finish the space for a restaurant use, which is typically much more capital-intensive than general retail as the initial tenant in a space. Scheduled under this agenda item is Council consideration of a \$75,000 cash grant and \$25,000 sales tax rebate incentive award to bb.q Chicken.



bb.q Chicken Business Profile:

- Opened first U.S. location in 2014 and is currently in 31 U.S. states
- Taste of Home Magazine ranked bb.q Chicken as the 2024 ‘Best Fast Food Fried Chicken’ ahead of Chick-Fil-A, Wingstop, KFC, and Popeyes
- Current Colorado locations include Capital Hill, Aurora, and Lone Tree, with upcoming locations in Fort Collins and Littleton
- Anticipate opening 8 months after construction begins

bb.q Chicken Owner Profile:

Cynthia Pham holds an MBA in finance and international business from the University of San Francisco. She recently retired from a 20-year career in mortgage lending. Tim Roman is a serial entrepreneur, real estate investor, and longtime resident of Colorado. He previously ran an A/V company and a Chocolate company here in Colorado.

The request is for \$75,000 in upfront grant funding and \$25,000 in performance-based sales tax rebates. This differs from the standard established by Council of \$50,000 for grants. The applicant also asked Louisville for the same amount – \$75,000 cash grant and \$25,000 sales tax rebate. Louisville has indicated they would provide a credit from revenues due from Superior under our DTS sales tax sharing agreement and no cash grant funding.

There is a high cost to finish space that has never been leased and finished for a previous tenant, especially for restaurant use. The funds would help to cover build-out costs such as installation of a new HVAC system and sound-proofing the ceiling to comply with the landlord’s sound attenuation requirements. Full build-out costs are estimated at \$718,224, and bb.q Chicken is not able to take on the risk of this investment without support from the Town.

Business attraction incentives encourage businesses to consider investment in the community, which will create new jobs, generate new sales tax revenues, and provide desirable amenities that attract visitors to DTS. The Town desires restaurants in Downtown Superior, and bb.q Chicken is the first restaurateur to locate there. This project will benefit the Town by proving DTS as a viable

location for restaurants and serving as a catalyst to help attract other complementary businesses. In addition, they will create 10 to 15 new jobs.

REFERENCE:

Economic Development Grant Funding To-Date

- Business Retention, Expansion & Attraction Grants – \$102,492.99 to 11 businesses
- COVID-related Grants (3 rounds) – \$780,000
- Superior Cash – \$37,380
- COVID-related Patio Expansions – \$6,900
- Downtown Incentives - \$90,000 to 3 businesses

RECOMMENDATION:

Staff recommends award of a \$50,000 grant as an incentive to attract bb.q Chicken, in alignment with policy, and for Council to consider the remainder for performance-based sales tax rebate.

BUDGET IMPLICATIONS:

The Economic Development Program (10-415-2980) includes \$100,000 for incentives, and none have been issued this year.

MOTION:

Move to approve an Economic Development Program grant in the amount of \$50,000 and performance-based sales tax rebate of \$50,000.

ATTACHMENTS:

- bb.q Chicken Business Plan



Franchise Business Plan

March 2025

Contact Information

Cynthia Pham (209) 298-8295

Tim Roman (303) 564-7827

superiorbbqchicken@gmail.com



Executive Summary

Cynthia Pham is a California native. She holds an MBA in finance and international business from the University of San Francisco. She recently retired from a 20 year career in mortgage lending. During her professional career, she worked in a fast paced environment while maintaining high customer satisfaction and engaged in community outreach. She plans to use those same skill sets to make this new business venture a success.

Tim Roman is a serial entrepreneur, real estate investor, and longtime resident of Colorado. He ran an A/V company and a Chocolate company here in Colorado before moving to California to pursue a career in wireless engineering, of which he is still employed.

Together, they have a 2 year old daughter and recently moved from the Bay Area to Superior to raise their daughter near family.



Company Overview

- bb.q stands for “*Best of the Best Quality*”
- Established in 1995 in Seoul
- Opened 1st U.S. location in 2014
- Currently in 31 U.S. states
- Unique method of frying in olive oil at a lower temperature results in a product that is lighter, crispier, and more flavorful than traditional American fried chicken
- *Taste of Home Magazine* also ranked bb.q Chicken as the 2024 ‘Best Fast Food Fried Chicken’ ahead of Chick-Fil-A, Wingstop, KFC, and Popeyes





Company Overview

Current Colorado locations:

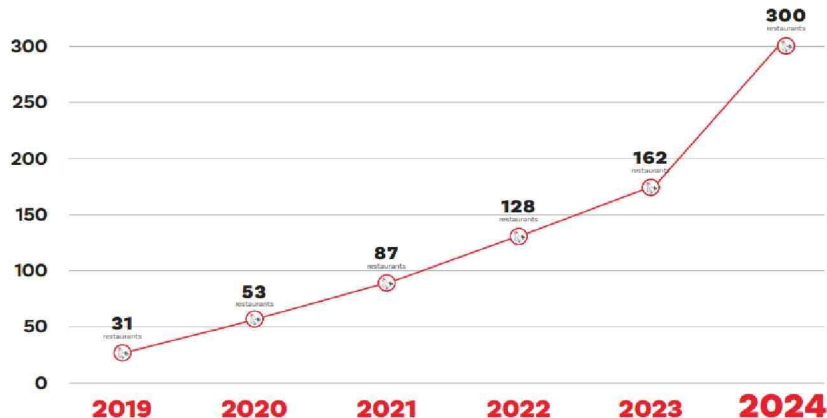
- Capital Hill
- Aurora
- Lone Tree

Upcoming locations:

- Fort Collins
- Littleton

Our Growth at a Glance

We've experienced considerable growth since expanding to America, and with new restaurants opening in new cities every month there's zero intention of slowing down.



Menu Overview



bb.q CHICKEN

What is Korean Fried Chicken?

Korean Fried Chicken is steeped in tradition, but it boils down to this: Our hand-frying technique renders the fat from the skin, creating an irresistibly crispy texture. Toss in our eclectic mix of classic and creative sauces, and you've got yourself an irresistibly authentic experience.

Whole Chicken

850 Cal - 3570 Cal

Half [8pcs]

Whole [16pcs]

Boneless

670 Cal - 3190 Cal

S [8pcs]

M [16pcs]

L [24pcs]

Wings

640 Cal - 3060 Cal

S [8pcs]

M [16pcs]

L [24pcs]

Order step

Step 1

Choose Your Chicken

Whole Chicken | Boneless | Wings

Step 2

Choose Your Size

Whole Chicken | Half Whole
Boneless, Wings | S, M, L

Step 3

Choose Your Flavor

Flavors



Golden Original 황금 오리치킨

Whole Chicken | Boneless

Whole Chicken

Half | Whole

Korean Fried Chicken at its best. Juicy and tender inside, light and crispy outside.



Secret Sauce 시크릿 양념

Whole Chicken | Boneless

A sweet and tangy take on our Golden Original.



Hot Spicy 🔥🔥🔥 매운 양념

Whole Chicken | Boneless

A red chili sauce gives these serious heat and serious flavor.



Honey Garlic 허니 갈릭

Boneless | Wings

Brushed with a sweet, soy-based sauce, these are light on heat and heavy on flavor.



Soy Garlic 소이 갈릭

Boneless | Wings

Served in a savory sauce with a mild tang of garlic.



Galbi 갈비

Boneless | Wings

A Korean classic. Sweet, savory and smoky with green onions and a sesame seed garnish.



Spicy Galbi 🔥🔥 매운 갈비

Boneless | Wings

Tastes like regular Galbi, but with an extra smoky, extra spicy finish.



Maple Crunch 메이플 크런치

Boneless | Wings

Coated in maple syrup with a rich butter and garlic sauce.



Gangjeong 강정

Boneless Only

A soy-based sauce with extra spice thanks to a cinnamon blend and a chili garnish.



Cheesling 치즐링

Boneless Only

Dusted in a rich medley of sweet cheeses. Crispy extra saffron.



Gangnam Style 강남 스타일

Wings Only

A black pepper sauce gives these some heat, but the garlic and onions balance it out well.



Hot Mala 🔥🔥🔥 핫 마라

Wings Only

Inspired by Chinese mala seasoning, this flavor is very sweet and very hot.



Spicy Original 🔥🔥 스파이시 오리치킨

Wings Only

Light and crispy with an added kick.



Wings Of Fire 🔥🔥🔥 윙스 오브 파이어

Wings Only

Korea's hottest wings. Order if you dare.



Ddeok-Bokki 떡볶이

Add Cheese



Rosé Ddeok-Bokki 로제 떡볶이

Add Cheese



Mala Ddeok-Bokki 마라 떡볶이

Add Cheese



Kimchi Fried Rice 김치 볶음밥

Add Cheese

Before placing your order, please inform your server of any allergies.
We advised food contains milk, eggs, wheat, gluten, soybeans and more.

MADE TO ORDER.
MADE BY HAND.
No Artificial Flavors or Preservatives

SIDES



French Fries



Sweet Potato Fries



Cheesling Fries



Cheese Sticks



Onion Rings



Steamed Rice



Pickle Radish



Side Sauce

HALF & HALF



Half & Half Whole Chicken |

Half Golden Original + Half Secret Sauce or Hot Spicy

Half & Half Boneless |

Half Golden Original + Half Secret Sauce or Hot Spicy

LUNCH COMBOS MON-FRI 11AM~3PM

Boneless Combo |

Boneless (6pcs) + French Fries + Soda

French Fries or Sweet Potato Fries or Steamed Rice





Menu Overview





Franchise Startup Costs

TYPE OF EXPENDITURE	AMOUNT	METHOD OF PAYMENT	WHEN DUE	PAYABLE TO WHOM
Initial Franchise Fee	\$40,000	Lump Sum	Signed Agreement	Franchisor
Furniture & Fixtures	\$30,000 - \$40,000	As Arranged	As Arranged	Suppliers
Equipment	\$70,000 - \$130,000	As Arranged	As Arranged	Franchisor
PoS system	\$8,000	As Arranged	As Arranged	Franchisor
Grand Opening	\$10,000	As Arranged	As Arranged	Suppliers
Inventory	\$12,000 - \$15,000	As Arranged	As Arranged	Suppliers
Signage	\$9,000 - \$17,000	As Arranged	As Arranged	Suppliers



Franchise Startup Costs

TYPE OF EXPENDITURE	AMOUNT	METHOD OF PAYMENT	WHEN DUE	PAYABLE TO WHOM
Leasehold Improvements	\$750,000 - \$825,000	As Arranged	As Arranged	Contractor
Lease Deposit	\$14,610	As Arranged	As Arranged	Landlord
Business License	\$75	As Arranged	As Arranged	Town
Liquor Permit	\$2,775	As Arranged	As Arranged	State & Town
Architect/Design	\$10,000 - \$20,000	As Arranged	As Arranged	Architect/Designer
Professional Fees	\$6,500	As Arranged	As Arranged	CPA/Attorney
Concrete Scan	\$2,000 - \$3,500	As Arranged	As Arranged	Engineer Company



Franchise Startup Costs

TYPE OF EXPENDITURE	AMOUNT	METHOD OF PAYMENT	WHEN DUE	PAYABLE TO WHOM
Training Fee & Travel Expenses	\$5,000 - \$8,000	As Arranged	As Arranged	Franchisor/Airline/Hotel/Rental car
Insurance - 3 mos	\$1,500 - \$3,000	As Arranged	As Arranged	Insurance Carrier
Reserves - 3 mos	\$50,000 - \$65,000	As Arranged	As Arranged	
Employee Training	\$4,500 - \$6,000	As Arranged	As Arranged	Trainer/Employees
TOTAL	\$1,025,960 - \$1,214,460			



Incentive Proposal

Request for \$350,000 grant

- Current ownership is partnership incorporated as Superior BBQ Chicken LLC
- Will be signing a 10-year lease for 1,948 square feet located at 2345 Main St, Ste 1101
- Personal investment of \$550,000 in start-up costs
- Intend to create 10 - 15 new jobs
- Foot traffic from restaurant will help attract new businesses and support existing ones
- Increasing sales to existing Downtown Superior businesses will boost annual sales tax revenue for the Town, contributing to overall economic growth



Comparative Analysis

FEATURES	PROPOSED SITE	RESTAURANT A	RESTAURANT B
Sq Footage	1,948	2,500	1,997
Localized Population Density	4,270 people per square mile	5,403 people per square mile	4,351 people per square mile
Median Household Income	\$153,165	\$140,483	\$66,404
Location	Mixed Use Residential	Strip Mall with H-Mart	Strip Mall with 99 Ranch Market



Restaurant A

- Opened in July 2022
- \$1,565,337 yearly net sales
- \$128,866 yearly tax revenue (TX 8.25%)
- \$117,611 yearly gratuity and tips
- 53,887 total guests with 35,458 orders
 - 48.12% to-go
 - 51.88% dine-in
- Average daily traffic
 - 148 people

Restaurant B

- Opened in August 2020
- \$2,362,043 yearly net sales
- \$194,328 yearly tax revenue (TX 8.25%)
- \$214,439 yearly gratuity and tips
- 91,172 total guests with 55,658 orders
 - 37.57% to-go
 - 62.43% dine-in
- Average daily traffic
 - 251 people





Marketing Strategy

Social Media: Facebook, Instagram, and Tik Tok

- Create hashtag to encourage customers to post (#superiorbbqchicken)
- Work with local food influencers with large following to create content
- Drip campaign to roll out new content every week in ramp up period
- Capitalize on popularity of Squid Game and food challenges (hot wings/soju) to keep momentum going post opening

Search Platforms: Yelp & Google business profile

- Offer incentive for customers to post reviews
- Pay to boost visibility



Marketing Strategy

Community Presence

- Market to local sport teams and have them post on social
- Booths at festivals and farmer's markets with swag giveaway prior to opening for brand awareness

Commissioned News Article

- Boulder Buzz
- Westword
- Eater Denver
- BizWest
- Reach out to existing DTS businesses to collaborate on joint campaign



Sales / Break-even Projections

Without Incentive

Year	Revenue	Occupancy Expense	Labor Costs (25%)	Food & Alcohol Costs (25%)	Franchise Fee and Supplies (20%)	Marketing Costs (2%)	Utilities Costs (4%)	Total Costs	Profit	Cumulative Profit
1	\$750,000	\$99,660	\$187,500	\$187,500	\$150,000	\$15,000	\$30,000	\$669,660	\$80,340	(\$819,660)
2	\$1,000,000	\$101,851	\$250,000	\$250,000	\$200,000	\$20,000	\$40,000	\$861,851	\$138,149	(\$681,511)
3	\$1,250,000	\$104,098	\$312,500	\$312,500	\$250,000	\$25,000	\$50,000	\$1,054,098	\$195,902	(\$485,609)
4	\$1,500,000	\$106,400	\$375,000	\$375,000	\$300,000	\$30,000	\$60,000	\$1,246,400	\$253,600	(\$232,009)
5	\$1,500,000	\$108,760	\$375,000	\$375,000	\$300,000	\$30,000	\$60,000	\$1,248,760	\$251,240	\$19,231

With Incentive (\$350,000)

Year	Revenue	Occupancy Expense	Labor Costs (25%)	Food & Alcohol Costs (25%)	Franchise Fee and Supplies (20%)	Marketing Costs (2%)	Utilities Costs (4%)	Total Costs	Profit	Cumulative Profit
1	\$750,000	\$99,660	\$187,500	\$187,500	\$150,000	\$15,000	\$30,000	\$669,660	\$80,340	(\$469,660)
2	\$1,000,000	\$101,851	\$250,000	\$250,000	\$200,000	\$20,000	\$40,000	\$861,851	\$138,149	(\$331,511)
3	\$1,250,000	\$104,098	\$312,500	\$312,500	\$250,000	\$25,000	\$50,000	\$1,054,098	\$195,902	(\$135,609)
4	\$1,500,000	\$106,400	\$375,000	\$375,000	\$300,000	\$30,000	\$60,000	\$1,246,400	\$253,600	\$117,991
5	\$1,500,000	\$108,760	\$375,000	\$375,000	\$300,000	\$30,000	\$60,000	\$1,248,760	\$251,240	\$369,231



Other Locations We Are Considering

Arapahoe & Broadway

- Over 2,500 sq ft 2nd gen restaurant
- High traffic area adjacent to a high school and CU
- Contains majority of equipment needed for restaurant buildout
- Rent is 5.8% less per sq ft
- Construction estimate: \$307,500

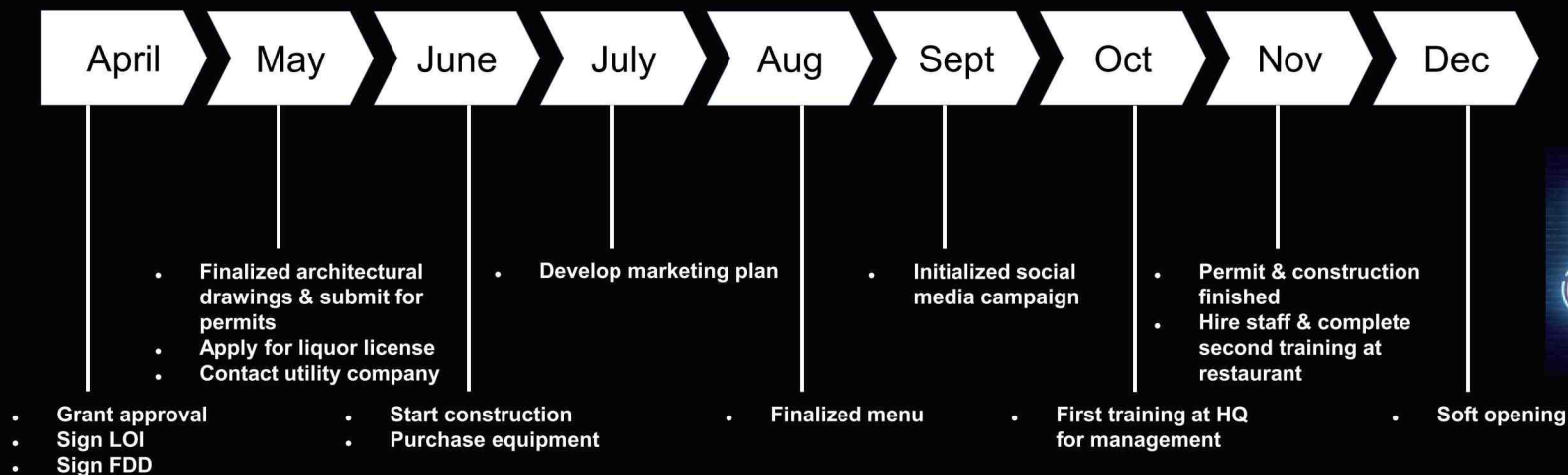
30th St & Arapahoe

- 2,030 sq foot finished retail space
- Located in a shopping center anchored by a grocery store
- HVAC already installed
- Rent is 11.2% less per sq ft
- Construction Estimate: \$424,000

Broadway & Pearl St

- 2,160 sq ft 2nd gen restaurant and bar
- Very high foot traffic in established Pearl St shopping
- Contains majority of equipment needed for restaurant buildout
- Rent is 17.6% less per sq ft
- Construction Estimate: \$370,000

2025 Timeline





ITEM NO. 8

INFORMATION FOR MEETING OF THE SUPERIOR TOWN COUNCIL

AGENDA ITEM: Turnbull Annexation – Substantial Compliance Hearing (Case No. ANNX-2025-01)

MEETING DATE: May 12, 2025

PRESENTED BY: Renae Stavros, Interim Planning & Building Director
Nick Hartman, Town Attorney

PRESENTED FOR: Decision

Item: Turnbull Annexation – Finding of Substantial Compliance – Case No. ANNX-2025-01

Applicant: Joseph Turnbull; Guardian Storage Solutions-76 LLC, Kevin Cohen

Existing Zoning: Undeveloped land in unincorporated Boulder County

Location: 1599 S 76th Street, Superior CO (South of Guardian Storage, north of Sagamore)

Request: Determination of Substantial Compliance for an application to annex the Turnbull property at 1599 S 76th Street into the Town of Superior.

BACKGROUND:

The property at 1599 S 76th Street is located in unincorporated Boulder County. Historically, it was developed as a single-unit primary structure with a variety of accessory structures. The Marshall Fire event of December 30 2021 destroyed all of the historic structures on the property. Subsequently, the applicant has the property under contract, and the owner has signed the Annexation Petition on their behalf, as the registered property owner.

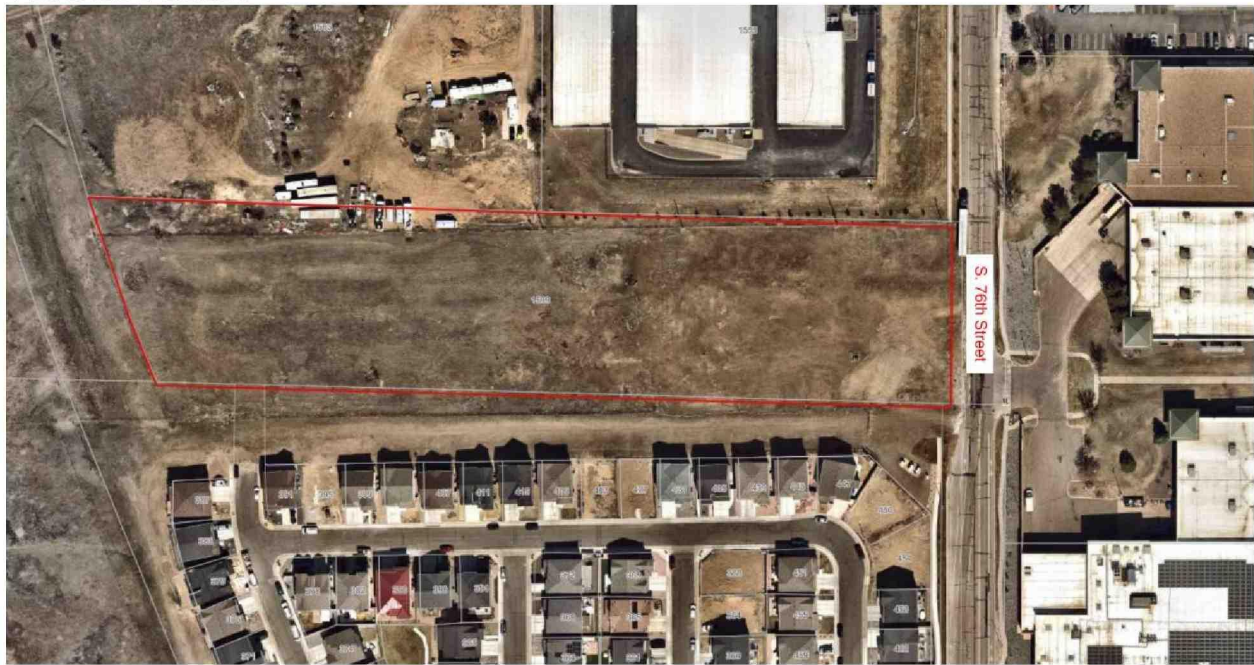
For some time, the Town's 3-Mile plan has identified this property for eventual annexation. The 2012 Comprehensive Plan included this property, along with properties to the north (surrounding the annexed Guardian Storage property at 1555 S 76th Street), as an Opportunity Area,

designating it for land uses such as light industrial, flex space, community-oriented uses, or medium-density residential uses. The proposed annexation will help fulfill this portion of the Town's goals related to annexation and development within this Opportunity Area.

Furthermore, through this annexation, the Town continues to ensure a balanced mix of land uses that maintains and enhances Superior's identity as a diversified community – another goal of the 2012 Comprehensive Plan. The applicant, Guardian Storage, owns the property to the north, and has been offering state-of-the-art storage solutions to the residential and business community in Superior since February 2012.

The proposed expansion is specifically targeted at fulfilling an undersupplied and needed product in the market: small business and personal flexible storage units. The project aim is to provide large, flexible storage units to accommodate a business, office, contracting, workshop, or distribution services-based business. They may also be used for recreational storage.

VICINITY MAP:



SUMMARY & REQUEST:

Passage of a Resolution of Substantial Compliance by the Town Council is the next in the annexation process, as promulgated by the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.* (the "Act"). The step is intended to review the annexation petition for compliance with State law requirements under the Act. The Act requires the following:

The Town Council shall consider whether the Petition includes necessary allegations and accompaniments under C.R.S. § 31-12-107(1), including without limitation:

- Allegation that it is desirable and necessary that such area be annexed into the Town
- Allegation that the annexation meets the requirements of C.R.S. §§ 31-12-104 and 31-12-105, including without limitation contiguity and community of interest requirements

- Allegation that the petition is timely signed by at least 50% of the landowners comprising at least 50% of the land proposed to be annexed
- Request that the property be annexed into the Town
- The signatures of such landowners, the mailing address of each such signer, and the date of signing of each signature
- Petition is accompanied by necessary affidavits; and
- Petition is accompanied by 4 copies of an annexation map showing legal descriptions and annexation boundaries

If substantial compliance is found, then the Town Council shall adopt a Resolution of Substantial Compliance finding the Petition in substantial compliance with the Annexation Act and setting a hearing date, time, and place for considering the substance of the Petition not less than 30 days nor more than 60 days after the effective date of this Resolution.

In addition, Town Code requires the following submittals for an annexation petition:

Sec. 16-5-30. – Submittal requirements.

- (1) Appropriate fee;
- (2) Evidence that the property can be served by public sewer, water and storm drainage services;
- (3) Proposed zoning;
- (4) A draft annexation agreement;
- (5) Water rights conveyance agreement or cash-in-lieu; and
- (6) Any other information deemed necessary by the Manager.

The following are required dedications to be included as part of the Annexation:

Sec. 16-5-40. – Required dedications.

- a) The petitioners shall dedicate or agree to dedicate sufficient land and rights-of-way to the Town for public streets and alleys as set forth in the standards and specifications of the Town and the Comprehensive Plan.
- b) The petitioners shall dedicate or agree to dedicate sufficient and unobstructed rights-of-way for utility easements and storm drainage to serve the proposed development. The petitioners shall also agree to pay utility or system development fees and tap fees as developed by the Town or appropriate special districts.
- c) The petitioners shall dedicate or agree to dedicate to the Town or pay cash-in-lieu at the time of platting, land to be used for public purposes.
- d) The petitioners shall assign to the Town all rights, title and interest in any water rights associated with the property and in all water located beneath the property to be annexed or pay cash-in-lieu for such water rights at the time of platting.
- e) The petitioners shall be required to construct all roads, utilities and other improvements at their sole expense and according to the requirements, standards and specifications of the Town. Connection of such improvements to existing Town systems or the dedication of such improvements to the Town shall be at the Town's convenience.

All required application materials have been submitted as part of this annexation application and meets all requirements for dedications and for compliance with Town Code. Staff finds the annexation petition to be in substantial compliance with the Act.

Staff finds the Annexation Petition for 1599 S 76th Street to be annexed into the Town of Superior in compliance with the Act and Town Code, and recommends approval of the Resolution of Substantial Compliance.

A Resolution of Substantial Compliance is required by the Municipal Annexation Act to kick off the annexation process. Staff finds that the annexation petition submitted to the Town meets statutory requirements and Town Code requirements for submittals and dedications.

This vote is not a vote on the annexation itself — that occurs at the hearing the Resolution is setting, scheduled for June 23, 2025. The Zoning hearing will take place at the same June 23, 2025, meeting, but after annexation (if annexation is approved).

BUDGET IMPLICATIONS:

None

MOTION:

Move to approve the Resolution of Substantial Compliance for 1599 S 76th Street, Superior CO, 80027, in compliance with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.* and the Superior Municipal Code.

ATTACHMENTS:

- Annexation Petition
- Resolution
- Draft Annexation Map
- Draft Zoning Document

PETITION FOR ANNEXATION

TO: THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO

RE: PROPERTY KNOWN AS: TURNBULL PROPERTY

The undersigned landowners, in accordance with Title 31, Article 12, Part 1, C.R.S., known as the Municipal Annexation Act of 1965, hereby petition the Town Council of the Town of Superior, Colorado (the "Town Council") for annexation to the Town of Superior (the "Town") of the following described unincorporated area situate and being in the County of Boulder, State of Colorado (the "Property"):

(See **Exhibit A** attached hereto and incorporated herein by reference)

In support of their Petition, Petitioners state as follows:

1. That it is desirable and necessary that the Property be annexed to the Town of Superior, Colorado.

2. That the Property meets the requirements of C.R.S. §§ 31-12-104 and 105, in that:

a. Not less than one-sixth of the perimeter of the Property is contiguous with the existing boundaries of the Town, disregarding for contiguity purposes, as allowed by C.R.S. § 31-12-104(1)(a), the existence of any platted street or alley, any public or private right-of-way, any public or private transportation right-of-way or area, public lands (except county-owned open space) or any lakes, reservoirs, streams or other natural or artificial waters located between the Town and the Property. The contiguity required by C.R.S. § 31-12-104(1)(a) has not been established by use of any boundary of an area that was previously annexed to the Town where the area, at the time of its annexation, was not contiguous at any point with the boundary of the Town, and was not otherwise in compliance with C.R.S. § 31-12-104(1)(a), and was located more than three miles from the nearest boundary of the Town, nor was the contiguity required by C.R.S. § 31-12-104(1)(a) established by use of any boundary of territory that was subsequently annexed directly to, or which was indirectly connected through, subsequent annexations of such an area.

b. The proposed annexation will not create any disconnected municipal satellites.

c. A community of interest exists between the Property and the Town.

d. The Property is urban or will be urbanized in the near future, and said area is integrated or is capable of being integrated with the Town.

e. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

i. Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated

by a dedicated street, road, or other public way.

ii. Comprising 20 acres or more and which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of \$200,000.00 for *ad valorem* tax purposes for the year next preceding the annexation is included within the Property without the written consent of the landowner(s).

f. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the Property.

g. The annexation of the Property will not result in the detachment of area from any school district and the attachment of same to another school district.

h. The annexation of the Property will not have the effect of extending the boundary of the Town more than three miles in any direction from any point of the Town's boundary in any one year.

i. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the Property.

j. Reasonable access will not be denied to landowners, owners of easements or the owners of franchises adjoining any platted street or alley to be annexed that will not be bordered on both sides by the Town.

3. That attached hereto and incorporated herein by reference are four prints of the annexation map, containing the following information:

a. A written legal description of the boundaries of the Property.

b. A map showing the boundary of the Property.

c. Within the annexation boundary map, a showing of the location of each ownership tract of unplatted land, and, with respect to any area which is platted, the boundaries and the plat numbers of plots or lots and blocks.

d. Next to the boundary of the Property, a drawing of the contiguous boundary of the Town and the contiguous boundary of any other municipality abutting the Property.

4. That Petitioners are the landowners of more than 50% of the Property, exclusive of streets and alleys.

5. That all Petitioners signed this Petition no more than 180 days prior to the date of the filing of this Petition.

6. That this Petition satisfies the requirements of Article II, § 30 of the Colorado Constitution in that it is signed by persons comprising more than 50% of the landowners of the Property who own more than 50% of the Property, excluding public streets and alleys and any land owned by the Town.

7. That no election has been held within the last 12 months for annexation of the Property to the Town.

8. That the Property is located within Boulder County, Boulder County School District RE-2, the Urban Drainage and Flood Control District, the Regional Transportation District and the Mountain View Fire District.

9. That upon the effective date of the ordinance annexing the Property to the Town, the entire Property shall become subject to the ordinances, resolutions, rules and regulations of the Town, except for general property taxes which shall become effective on January 1 of the next year following passage of the annexation ordinance.

10. That upon the effective date of the ordinance annexing the Property to the Town, the Property will be included within the boundaries of the Municipal Subdistrict of the Northern Colorado Water Conservancy District and subject to the provisions of the Inclusion Order dated October 9, 1997, in Civil Action No. 9454-S1, Weld County District Court, pursuant to C.R.S. § 37-45-136(3.6).

11. That Petitioners shall, as required by ordinance, dedicate to the Town all water rights for the Property.

12. That Petitioners shall pay all fees and costs incurred by the Town in processing this Petition for Annexation up to and including the annexation hearing before the Town Council.

13. That Petitioners have not requested from any government entity review of a site specific development plan that would vest Petitioners with the property rights contemplated in C.R.S. § 24-68-101, *et seq.*, and that Petitioners hereby waive any vested property rights for the Property resulting from any prior approval of any site specific development plan as defined in C.R.S. § 24-68-101, *et seq.*

14. That, no later than 90 days after the effective date of the annexation ordinance, the Property shall be brought under the Town's zoning code and map.

15. That this Petition and the annexation of the Property are specifically conditioned on the negotiation and execution by Petitioners and the Town of a mutually acceptable annexation agreement.

16. That Petitioners reserve the right to withdraw this Petition at any time prior to the adoption of an annexation ordinance.

Therefore, the undersigned Petitioners respectfully request that the Town Council approve the annexation of the Property to the Town.

Joseph H. Turnbull 4-23-25
Name Date

P.O. Box 682 Taos, N.M. 88252
Mailing Address

Name _____ Date _____
STATE OF New Mexico)
~~COLORADO~~) ss.
COUNTY OF Lea)

Mailing Address

Subscribed, sworn to and acknowledged before me this 23 day of April,
2025 by Joseph H. Turnbull.

My Commission expires: 10/31/2026

(SEAL)

Jordan Nicole Gleaves
Notary Public

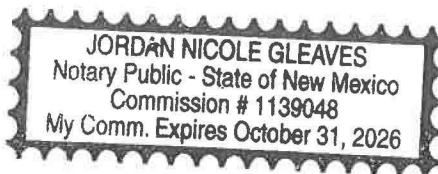


EXHIBIT A
Legal Description

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, being first duly sworn upon oath, deposes and says:

That they were the circulator of the foregoing Petition for Annexation of lands to the Town of Superior, Colorado, consisting of _____() pages including this page, and that each signature thereon was witnessed by the affiant and is the true signature of the person whose name it purports to be.

Circulator

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Subscribed, sworn to and acknowledged before me this _____ day of _____, 2025, by _____.

My Commission expires: _____.

(SEAL)

Notary Public

**TOWN OF SUPERIOR
RESOLUTION NO. R-30
SERIES 2025**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR
ACCEPTING A PETITION FOR ANNEXATION OF A PARCEL OF LAND
LOCATED IN UNINCORPORATED BOULDER COUNTY AND SETTING A
PUBLIC HEARING ON THE ANNEXATION (TURNBULL)**

WHEREAS, Joseph Turnbull, as the owner of unincorporated land comprising more than 50% of the area proposed for annexation pursuant to C.R.S. § 31-12-107, has filed a petition for annexation of such land to the Town (the "Petition"), which land is more particularly described in Exhibit A of the Petition;

WHEREAS, pursuant to C.R.S. § 31-12-108, the Town may accept the Petition if complete and in substantial compliance with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, et seq., and the Town Council shall then establish a date, time, and place for a public hearing to consider the annexation;

WHEREAS, Article V of Chapter 16 of the Superior Municipal Code (the "Code") establishes supplemental requirements for annexations, including without limitation additional submittal requirements and required dedications; and

WHEREAS, the Town Council, at its regular meeting on May 12, 2025, reviewed the Petition and various documents submitted in support of the Petition.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Petition is hereby accepted and found to be in substantial compliance with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, et seq., and the Code.

Section 2. A public hearing is scheduled for 7:00 p.m. on Monday, June 23, 2025, at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado 80027, to determine if the proposed annexation complies with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, et seq., and Article II, § 30 of the Colorado Constitution, as amended.

Section 3. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the Town, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Boulder County

may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

ADOPTED this ____ day of _____, 2025.

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 TO BEAR S001227"E, A DISTANCE OF 2708.37 FEET BETWEEN A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "CIVIL ARTS DREXEL 2007 PLS 25379" AT THE CENTER QUARTER CORNER AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP (ILLEGIBLE) AT THE SOUTH QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13; THENCE N88°32'42"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 25.01 FEET TO A POINT ON THE EAST LINE OF THE PARCEL DESCRIBED IN REC. NO. 3742838 AND THE WESTERLY RIGHT OF WAY LINE OF 76TH STREET, SAID POINT BEING THE POINT OF BEGINNING THENCE CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, N88°32'42"W, A DISTANCE OF 914.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD N21°22'19"W, A DISTANCE OF 178.98 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN REC. NO. 3742838; THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN REC. NO. 3742838 N88°54'01"E, A DISTANCE OF 978.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 76TH STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°12'27"E, A DISTANCE OF 208.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 177,455 SQUARE FEET OR 4.07 ACRES, MORE OR LESS.

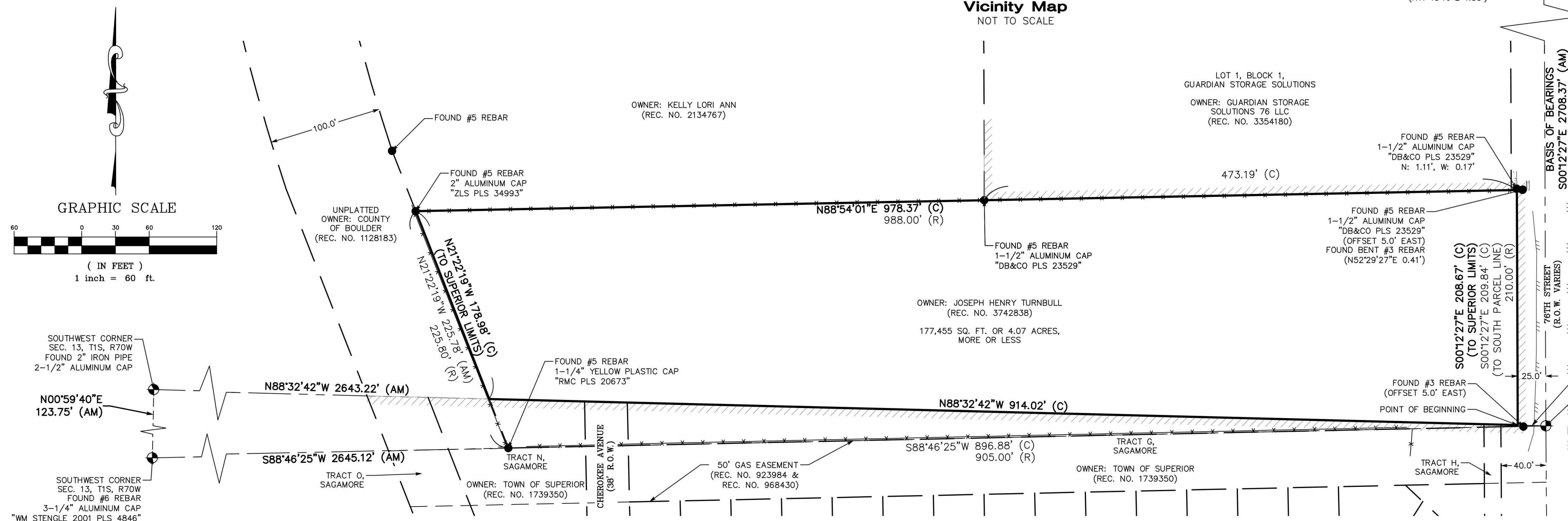
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 1



Vicinity Map
NOT TO SCALE

CENTER QUARTER CORNER
SEC. 13, T1S, R70W
FOUND #6 REBAR
2-1/2" ALUMINUM CAP
"CIVIL ARTS DREXEL 2007 PLS 25379"

FOUND #6 REBAR
2-1/2" ALUMINUM CAP
"VISIO VERTE VIRTUTE V3 2005 PLS 35585"
(N17°45'16"E 1.33')



Legend

- | | |
|---|--|
|  | FOUND ALIQUOT MONUMENT AS DESCRIBED |
|  | FOUND MONUMENT AS DESCRIBED |
| (AM) | AS MEASURED AT TIME OF SURVEY |
| (C) | CALCULATED FROM RECORD AND AS MEASURED INFORMATION |
| (R) | AS PER RECORD INFORMATION |
|  | CONCRETE |
|  | EDGE OF ASPHALT |
|  | FENCE |
|  | TOWN OF SUPERIOR LIMITS |

CLERK AND RECORDER'S CERTIFICATE

[illegible]

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, __M.,
THIS _____ DAY OF _____ 20__, AND IS RECORDED IN PLAN FILE
_____. FEES _____ PAID.

FILM _____ RECEPTION NUMBER _____

CLERK AND RECORDER _____ DEPUTY _____

TOWN CLERK'S CERTIFICATE

[illegible]

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK,
_____ 20____, AND IS DULY RECORDED.

TOWN CLERK

Surveyor's Certificate

I, JESS J. KUNTZ, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF SUPERIOR, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THIS ANNEXATION PLAN SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES ABOUT THE TOWN OF SUPERIOR, COLORADO CODES APPERTAINING THEREIN. THIS ANNEXATION MAP WAS MADE BY ME OR UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JESS J. KUNTZ
COLORADO P.L.S. #38409
VICE PRESIDENT, FLATIRONS, INC.

CERTIFICATE OF ANNEXATION/OWNERSHIP

WE CERTIFY THAT JOSEPH HENRY TURNBULL, IS THE OWNER OF THE PROPERTY, AND
 CONSENTS TO THE ABOVE ANNEXATION.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____

BY _____, OWNER.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
20____, BY _____ AS MAYOR OF THE TOWN OF SUPERIOR, A
MUNICIPAL CORPORATION.
MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

BOARD OF TRUSTEES APPROVAL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE BOARD OF TRUSTEES,
SUPERIOR, COLORADO. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING
NECESSARY IMPROVEMENT FOR ALL UTILITY SERVICES, PAVING, LANDSCAPING, CURBS, GUTTERS,
STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN
OF SUPERIOR.

ATTEST _____ MAYOR

Boundary Closure Report

COURSE: N88°32'42"W LENGTH: 914.02'
COURSE: N21°22'19"W LENGTH: 178.98'
COURSE: N88°54'01"E LENGTH: 978.37'
COURSE: S00°12'27"E LENGTH: 208.67'

PERIMETER: 2,280.04' AREA: 177,455 SQ. FT.

ERROR CLOSURE: 0.01'
ERROR NORTH: -0.010'

PRECISION 1: 228004

CONTIGUITY TABLE

TOTAL PERIMETER = 2,280.04 FEET
1/6 TOTAL PERIMETER = 380.01 FEET
CONTIGUOUS PERIMETER = 1,595.88 FEET

TOTAL AREA = 177,455 SQ. FT. OR 4.07 ACRES, MORE OR LESS

PLANNED DEVELOPMENT AMENDMENT

GUARDIAN STORAGE SOLUTIONS

TOWN OF SUPERIOR

LOTS 1 AND 2, BLOCK 1, GUARDIAN STORAGE SOLUTIONS SUBDIVISION REPLAT NO.1
LOCATED IN THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 13, T1S, R69W OF THE 6TH P.M.

LEGAL DESCRIPTION

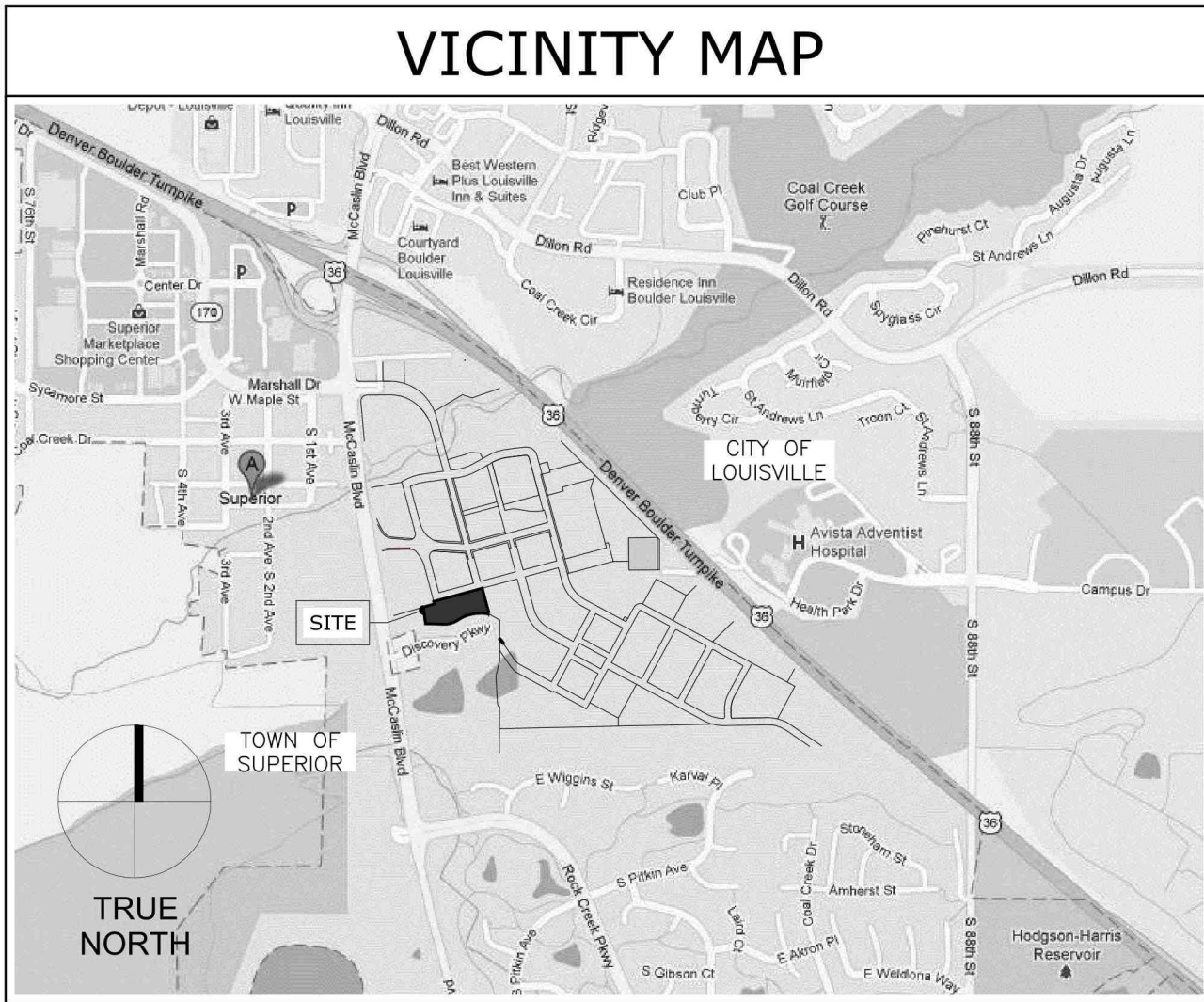
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 TO BEAR S00°12'27"E, A DISTANCE OF 2708.37 FEET BETWEEN A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "CIVIL ARTS DREXEL 2007 PLS 25379" AT THE CENTER QUARTER CORNER AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP (ILLEGIBLE) AT THE SOUTH QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13; THENCE S88°46'25"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN REC. NO. 3742838, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 896.88 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF AN ABANDONED RAILROAD N21°22'19"W, A DISTANCE OF 225.78 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN REC. NO. 3742838; THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN REC. NO. 3742838 N88°54'01"E, A DISTANCE OF 505.18 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, GUARDIAN STORAGE SOLUTIONS SUBDIVISION; THENCE ALONG THE LINES OF SAID LOT 1 THE FOLLOWING FOUR COURSES:

- N00°11'35"W, A DISTANCE OF 426.27 FEET;
 - THENCE N89°55'50"E, A DISTANCE OF 460.88 FEET;
 - THENCE S42°54'39"E, A DISTANCE OF 10.54 FEET;
 - THENCE S00°12'27"E, A DISTANCE OF 410.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND A POINT ON THE NORTH LINE OF SAID PARCEL DESCRIBED IN REC. NO. 3742838;
- THENCE N88°54'01"E ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO THE WEST RIGHT OF WAY LINE OF 76TH STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°12'27"E, A DISTANCE OF 209.84 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 395,217 SQUARE FEET OR 9.07 ACRES, MORE OR LESS.



PROPERTY OWNER

GUARDIAN STORAGE SOLUTIONS-76 LLC
1555 S 76TH STREET
SUPERIOR, CO 80027
KEVIN COHEN
303-290-2059

CIVIL ENGINEER

CIVIL RESOURCES, LLC
JIM BRZOSTOWICZ, P.E.
PRINCIPAL / CIVIL ENGINEER
8308 COLORADO BLVD, SUITE 200
FIRESTONE, CO 80504
303-833-1416 X 203

PROPERTY OWNER

JOSEPH HENRY TURNBULL
PO BOX 882
JAL, NM 88252

SURVEYOR

FLATIRON SURVEYING
JESS KUNTS, PLS
655 FOURTH AVENUE
LONGMONT, CO 80501
720-208-0294

ESTIMATED UTILITY DEMANDS

DOMESTIC WATER	7430 GALLONS PER DAY
SANITARY SEWER	4,530 GALLONS PER DAY
IRRIGATION	249,000 GALLONS PER MONTH (PEAK)

REFER TO UTILITY DEMAND MEMO. DEMANDS ARE BASED ON ACREAGE OF INDUSTRIAL LAND USE, PER TOWN STANDARDS.

ALLOWABLE USES

FACILITIES FOR RESEARCH, TESTING, FABRICATION, PROCESSING, MANUFACTURE, REPAIR, CLEANING OR ASSEMBLY OF:

- MUSICAL INSTRUMENTS, TOYS, NOVELTIES
- ARTWORK, POTTERY
- CERAMICS, GLASS, METAL AND PLASTIC PRODUCTS
- NATURAL OR CULTURED STONE PRODUCTS
- FURNITURE

OFFICE FOR CONDUCT OF A BUSINESS OR PROFESSION

INDOOR AUTOMOBILE AND RECREATION VEHICLE GENERAL SERVICE, REPAIR, AND STORAGE

GENERAL STORAGE AND WAREHOUSES FOR GOODS

MINI-STORAGE WAREHOUSE

SHOPS FOR:

- CABINETWORKS AND FURNITURE
- GLAZING
- PRINTING AND PUBLISHING
- PLUMBING
- ELECTRICIAN
- SHEET METAL
- HANDICRAFT PRODUCTS
- UPHOLSTERY

GENERAL REPAIR

SHOPS FOR USES SIMILAR TO AND COMPATIBLE WITH THE ABOVE USES AND PRODUCTS

RETAIL SALES OF PRODUCTS DIRECTLY RELATED TO AN OTHERWISE PERMITTED FOR WHICH THE GROSS FLOOR AREA RELATED TO ON-SITE SALES IS 25% OR LESS OF THE GROSS FLOOR AREA OF THE PERMITTED USE

STORAGE, REPAIR, RENTAL OR SALES WITH CONTRACT INSTALLATION FOR DURABLE GOODS (BY WAY OF EXAMPLE, KITCHEN APPLIANCES, SAUNAS, JACUZZIS, SHEET METAL PRODUCTS, SHEET ROCK, OFFICE EQUIPMENT, SOLAR ENERGY EQUIPMENT)

PUBLIC AND GOVERNMENTAL BUILDINGS

WHOLESALE SALES OPERATIONS

STUDIOS FOR MOTION PICTURE OF VIDEO PRODUCTIONS

NOTE: ALL ALLOWED USES SHALL BE INDOORS

PROHIBITED USES

- SALVAGE YARDS, JUNKYARDS
- WELDING AS A PRIMARY USE
- VETERINARY CLINICS/HOSPITALS
- KENNELS
- SEXUALLY ORIENTED BUSINESSES
- RESTAURANTS OR COMMERCIAL KITCHENS
- OUTDOOR STORAGE
- OUTDOOR DISPLAY OF INVENTORY
- RESIDENTIAL USES

ANY OTHER USE THAT IS NOT SPECIFICALLY PERMITTED SHALL BE DEEMED TO BE PROHIBITED.

AREA AND BULK STANDARDS		
STANDARD	PLANNING AREA 1	PLANNING AREA 2
MAXIMUM NUMBER OF STORIES	2	2
MAXIMUM BUILDING HEIGHT (FEET)	30	30/39*
MAXIMUM FLOOR AREA RATIO	1:1	1:1
YARD REQUIREMENTS (FEET)		
EAST (FRONT)	25	25
SOUTH (SIDE)	0	45
WEST (REAR)	15	15
NORTH (SIDE)	15	15
INTERNAL LOT LINE	0	0
LANDSCAPE BUFFER TO SAGAMORE NEIGHBORHOOD (FEET)**	N/A	20
OPEN SPACE (COMBINED PD)		15%

*30 FEET IN WEST 1/2 OF PLANNING AREA, 39 FEET IN EAST HALF OF PLANNING AREA
**SEE LANDSCAPE TABLE

PARKING	
MINI-STORAGE	0 DEDICATED SPACES; TEMPORARY PARKING PROVIDED IN DRIVE AISLES

ALL OTHER USES PER TOWN CODE ON A SITE WIDE BASIS
NOTE: WHERE PARKING IS ADJACENT TO A BUILDING WITH OVERHEAD DOORS, UP TO 20 STALLS IN A ROW MAY BE PROVIDED WITHOUT AN INTERNAL LANDSCAPE ISLAND

LANDSCAPE - PLANNING AREA 1		
PER GUARDIAN STORAGE FINAL DEVELOPMENT PLANS AMENDMENTS #1 AND #2		
LANDSCAPE - PLANNING AREA 2		
LANDSCAPE BUFFER TO SAGAMORE NEIGHBORHOOD*	TREES 1 / 40 LF	SHRUBS
FOUNDATION PLANTING	N/A	1/4 LF, EXCEPT AT BUILDING ENTRANCES OR OVERHEAD DOORS
OPEN SPACE LANDSCAPE REQUIREMENTS (DEVELOPED)	1/825 SF	1/100 SF
OPEN SPACE LANDSCAPE (NATURALIZED)	1/4000 SF	1/500 SF
STREET RIGHT OF WAY	1 / 40 LF	0
PARKING LOT ISLANDS LESS THAN 825 SF	1 EA	0
PARKING LOT ISLANDS LESS THAN 360 SF	0	1/30 SF

*A 6 FOOT TALL NON-COMBUSTIBLE OPAQUE FENCE IS REQUIRED IN ADDITION TO TREE PLANTINGS, WHERE DRIVE AISLES FACE SOUTH

SIGNAGE	
PLANNING AREA 1	PER EXISTING SIGNAGE
PLANNING AREA 2	ONE MONUMENT SIGN AND WALL SIGNAGE PER TOWN CODE

ARCHITECTURE

ARCHITECTURE IN PLANNING AREA 2 SHALL BE CONSISTENT WITH AND COMPLEMENT THE EXISTING BUILDINGS IN PLANNING AREA 1, INCLUDING ARCHITECTURAL FEATURES, MATERIALS, ARTICULATION, AND COLOR. WALL EXPANSE AND PARAPET REQUIREMENTS SHALL ALSO BE CONSISTENT, AND NOT IN EXCESS, OF THE EXISTING BUILDINGS IN PLANNING AREA 1 AND SHALL CONSIDER THE UNIQUE ASPECTS OF MINI-STORAGE AND SIMILAR FLEX TYPE USES.

TOWN COUNCIL CERTIFICATE

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR DAY OF _____, 20____.

ATTEST: _____ MAYOR
TOWN CLERK

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____, BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC _____ SERIES 20 _____.

TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY {RESOLUTION/ ORDINANCE} NO. _____, SERIES 20 _____, ON THIS _____ DAY OF _____, 20____, AND WAS FILED IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.

TOWN CLERK

CERTIFICATE OF OWNERSHIP:

I CERTIFY THAT I, _____, AM AN OWNER REPRESENTATIVE

OF THE PROPERTY AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20____.

GUARDIAN STORAGE SUPERIOR, LLC.

STATE OF COLORADO)

) SS.

COUNTY OF BOULDER)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20____, BY _____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP:

I CERTIFY THAT I, _____, AM AN OWNER OF THE PROPERTY

AND CONSENT TO THIS PLAN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20____.

STATE OF _____)

) SS.

COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

____ DAY OF _____, 20____, BY _____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PLANNED DEVELOPMENT AMENDMENT
GUARDIAN STORAGE SOLUTIONS
TOWN OF SUPERIOR

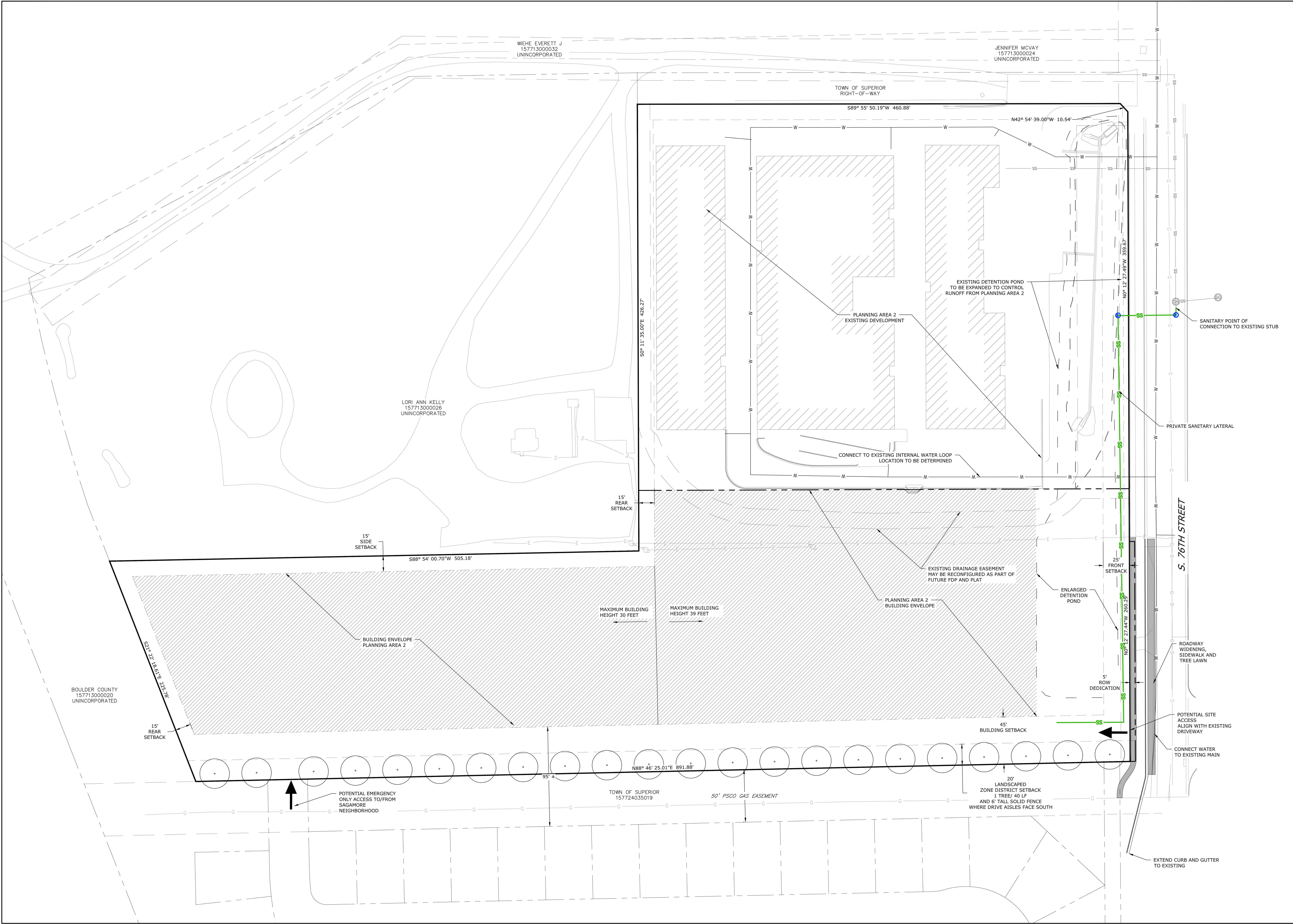
REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: JAB DATE: 3/26/2025
DRAWN BY: CLH SCALE: NONE
CHECKED BY: JAB
JOB NO.: 23100109
DWG NAME: 23100109CVR.dwg

COVER
SHEET

SHEET:
SHEET 1 OF 2



PLANNED DEVELOPMENT AMENDMENT
GUARDIAN STORAGE SOLUTIONS
TOWN OF SUPERIOR

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: JAB	DATE: 3/26/2025
DRAWN BY: CLH	SCALE: NONE
CHECKED BY: JAB	
JOB NO.: 23100109	
DWG NAME: 23100109CVR.dwg	

PD PLAN