

## CASTLE ROCK WATER

# **RESOLUTION APPROVING THE FIRST AMENDMENT TO THE AMENDED AND RESTATED AGREEMENT WITH DOUGLAS COUNTY FOR THE HIGHWAY 85 WASTEWATER COLLECTION AND TREATMENT PROJECT**

JULY 15, 2025



# HIGHWAY 85 WASTEWATER

## BACKGROUND INFORMATION

- Amended and Restated Agreement with Douglas County signed in July 2024
- Lift station near Castle Rock Reservoirs with force main to PCWRA
- Funded by ARPA through Douglas County - \$14M
- Designed at 600,00 Gallons per Day Capacity
- Complete by December 2026
- 1% Project Management fee back to CRW
- System owned and operated by CRW
- 10% extraterritorial surcharge to CRW on all rates and fees
- System development fees for lift station and force main back to County to reinvest in sewer infrastructure
- Sedalia, CORE, Elementary School connections funded by system development fees and/or future agreement

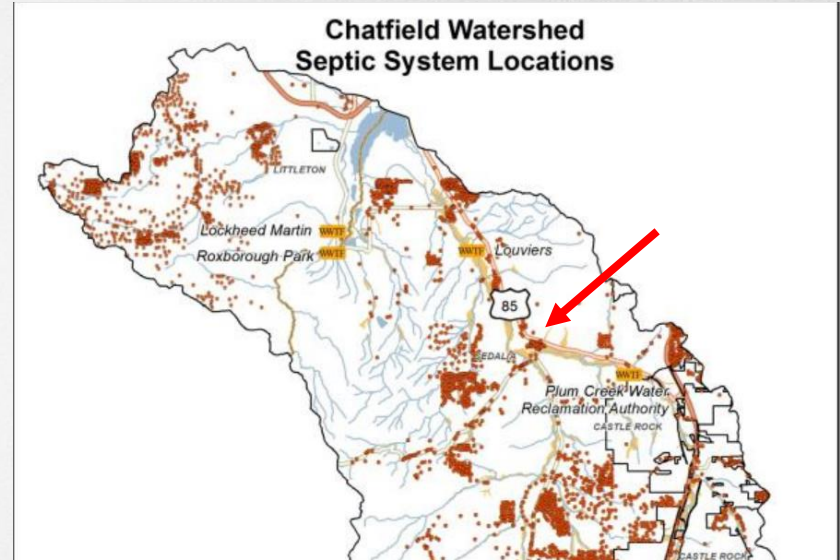


**CORE Electric Coop Building in Sedalia, CO**

# HIGHWAY 85 WASTEWATER

## BENEFITS OF AGREEMENT

- Aging septic tanks can now be eliminated protecting water quality at Chatfield Reservoir
- CRW expands service area to further distribute costs
- Brings additional reusable water back to Castle Rock and extends life of Denver basin aquifers
- Ensures CRW has oversight of water and wastewater development along corridor
- Provides additional funding through 10% surcharge
- Supports primary employment along corridor
- Ensures new developments bring renewable water for smart growth



**Chatfield Watershed Authority Watershed Plan  
Sedalia Area Septic Tanks Concentrated**



# HIGHWAY 85 WASTEWATER

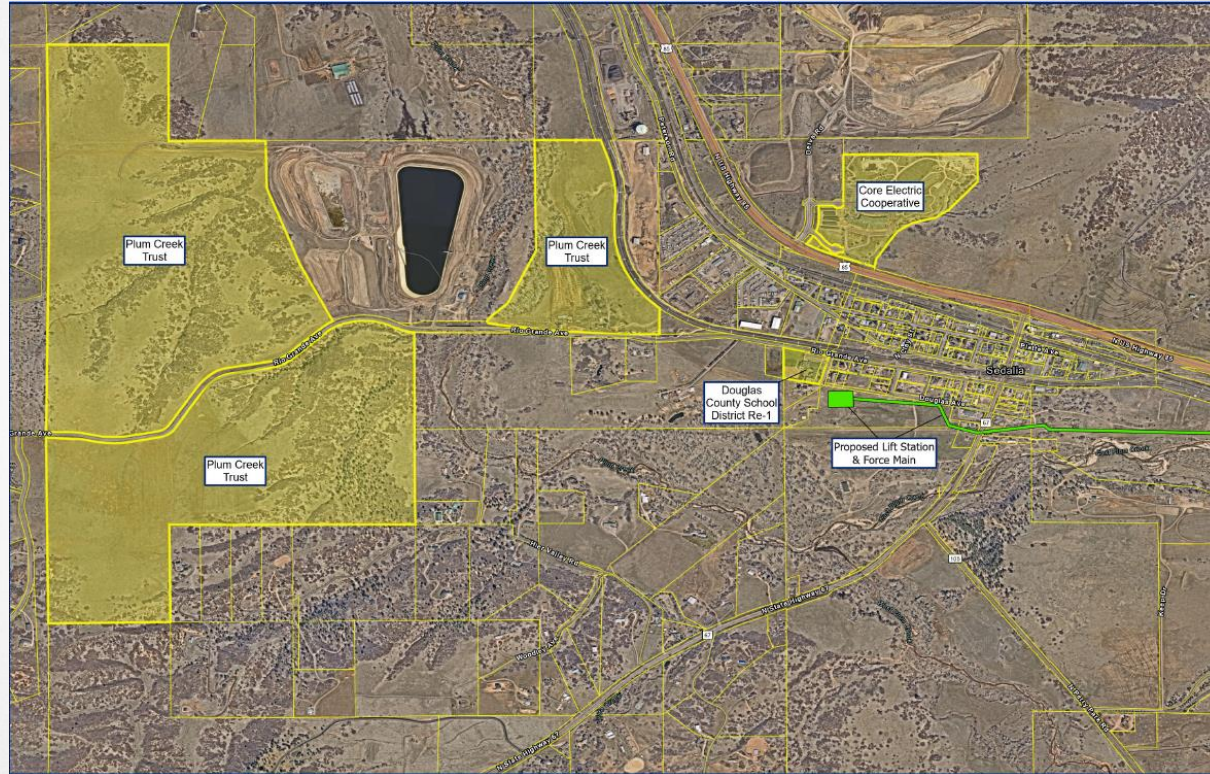
## PROJECT STATUS

- S. J. Louis Construction, Inc & Garver engineering Design-Build team in January, 2025
- Progressive Design-Build Procurement Method.
- 30% Design complete and heading to 60% design
- Stakeholder group established in 2024: CORE Electric, Douglas County, Town of Sedalia, Douglas County School District, Multiple Developers.
- Western States contracted for easement acquisition
- Garver preparing Master Plan for Sedalia as part of additional County approved work.
- Moving towards Final Guaranteed Maximum Price contract in September 2025



**Castle Oaks Lift Station in Castle Rock, CO**  
**Typical Lift Station for Castle Rock**

# HIGHWAY 85 WASTEWATER



## Sedalia Lift Station and Potential Customers



Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! Please call us at 303-663-4440, email the Town's accessibility team at [accessibility@CRgov.com](mailto:accessibility@CRgov.com) or submit an accommodation request form at [CRgov.com/A11yRequest](http://CRgov.com/A11yRequest).

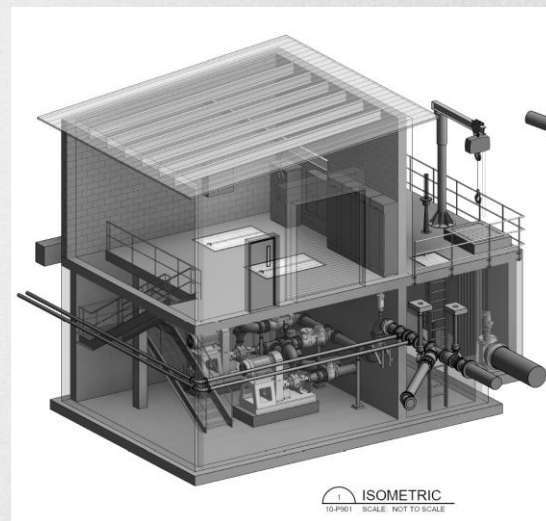




# HIGHWAY 85 WASTEWATER

## 30% DESIGN ESTIMATE OF OVERALL PROJECT COSTS

FM & LS	\$17.481M
Permanent Easements at 30ft for single & same trench and at 40ft for separate trench, \$0.75/sf	\$0.473M
Temporary Easements at 50', \$0.15/sf	\$0.158M
LS Land Purchase at 1 Acre	\$0.350M
CRW Project Management Fee at 1%	\$0.140M
Western States/Kilty	\$0.235M
<b>Totals</b>	<b>\$18.84M</b>
ARPA	\$14.0M
Additional Cost Requiring Funding Until SDF's	\$4.84M



# HIGHWAY 85 WASTEWATER

## KEY TERMS OF THE FIRST AMENDMENT TO THE AGREEMENT

- CRW to loan up to \$4.8M to the project
- All SDFs go to pay back CRW loan first
- 25% SDF surcharge on loaned portion of project SDF for use any way CRW chooses
- 5% annual interest on outstanding \$4.8M balance
- SDFs go fully to CRW until full balance including annual interest has been repaid
- 25% Surcharge on SDF on loaned portion goes back to improvements on project once CRW has been fully reimbursed
- All other terms in the Agreement are the same

Scenario	Estimated Interest Revenue	Estimated 25% Surcharge Revenue
5-Year Payback	\$744,545	\$387,789
30-Year Payback	\$4,507,240	\$660,066

# HIGHWAY 85 WASTEWATER

## ONGOING SCHEDULE & BUDGET

- Geotech, survey, and SUE work beginning week of July 7<sup>th</sup>, 2025 expected to take three weeks to complete.
- Currently in review of 60% Design for Force Main. Castle Rock Water to provide comments by July 24<sup>th</sup>, 2025.
- Lift Station 60% due September 2025.
- Rights of Entry in progress for Geotech, survey, and SUE work.
- Phase 1 to be completed in early January 2026. Phase 2 construction to begin January 2026.
- ARPA funds need to be expended by end of 2026.



**Plum Creek Water Reclamation Authority  
Castle Rock, CO**



# HIGHWAY 85 WASTEWATER

## RECOMMENDATIONS

- Castle Rock Water Commission
- Staff

Questions



PROPOSED MOTION:

"I move to approve Resolution 2025-087 as introduced by title."

ALTERNATE MOTIONS:

*"I move to approve the Resolution as introduced by title, with the following conditions: (list conditions)."*

*I move to continue this item to the Town Council meeting on \_\_\_\_date to allow additional time to (list information needed)."*