



Capital  
Construction  
Committee Report  
and Grant  
Applications



# Let's Review the Challenges of our Neighborhood

**Water and Sewer Systems are over 50 years old**

**WELL** South well production is greatly diminished and is not sufficient if the north well goes down.

**TANKS** Water tanks are inspected for delamination.

**LINES** The EPA requires removal of galvanized pipe. The water line servicing lots along Washington Street are leaking due to corrosion from the inside out causing tuberculation which restricts the flow. Park wide, existing galvanized pipe needs to be replaced

**SEWER COVER** Sewer system meets basic standards; however, cold weather prevents the digester from working. Requirements by the State of Colorado are being increased with additional testing, monitoring, chemical treatments, filters and staff certification.

# Budget Challenges at Chateau

- A. Dramatically increased building costs and contractor labor**
- B. Due to increase building demand, lack of contractors available for projects**
- C. Lack of qualified employees in Nathrop area**
- D. Ongoing increases in inflation impacting gas, electric, wages, chemicals, maintenance, equipment, etc.**
- E. Lack of owner willingness to financially support future aging infrastructure needs**

# Budget Challenges at Chateau

**F. Infrastructure is invisible, expensive and from the 1970's**

**G. Staff and volunteers are focused on compliance and identifying short and long term maintenance plans**

**H. Volunteers that used to take care of facilities are tired or retired**

# Without Capital Improvements Funding what did the Board and Staff Accomplish?

- ▶ Evaluate Priorities
- ▶ Obtain Bids
- ▶ Allocate Funds for priority projects
- ▶ Set Project Time Line for long term replacement needs
- ▶ Attend Training
- ▶ Investigate Grants and Loans

# Estimated Infrastructure Costs

- ▶ Cover for the Sewer Plant (SBR cover -1,400 square feet) \$140,000 - \$250,000 Estimate.
- ▶ 2018 water tank evaluation documented cost to replace two water tanks was \$100,000.
- ▶ Under study: Use Epoxy temporarily for the areas of delaminating on the two 8,000 gallon water tanks.
- ▶ Under study: Replace Galvanized Water Pipes, complete Washington Street project if grant funding is available \$80,000 to \$100,000.
- ▶ 3-5 years replace galvanized water pipes throughout Chateau per EPA. Unknown but updating the water map. Estimated 15 streets like Washington or \$1,500,000.
- ▶ Drill a new well \$50,000. \$100 per foot for the first 100 feet and \$80/foot beyond 100 feet. Plus pump estimated at \$5,000 plus hook up to the water system \$5,000.
- ▶ Hired employees. Raised the salary for the part-time Water/Sewer Technician to be competitive in the valley.
- ▶ Paid \$86,800 in 2022 for salaries, insurance and employment taxes. These are the experienced staff that identify needs, costs and priorities.

2023 Capital Improvements  
Under Study