



Colorado Water Conservation Board

Water Supply Reserve Fund - Statewide & Basin

Water Project Summary

Name of Applicant	Wadley Farms 3 Homeowner's Association		
Name of Water Project			
Basin Account Request Subtotal			\$60,000.00
Statewide Request Amount			\$100,000.00
Statewide Project Category		Aging Infrastructure	
Applicant Cash Match			\$0.00
Applicant In-Kind Match			\$0.00
Basin Requests			
Sources of Funding			

Grant Details

Statewide Project Category Justification
 Project involves the rehab of Lake #1 dam including installation of a gravity low-level outlet, replacing the existing irrigation pump station (designed in 1979) and reclaiming decreed storage. It will benefit residents and the surrounding community.

Applicant & Grantee Information

Name of Grantee: Wadley Farms 3 Homeowner's Association
 Mailing Address: 1499 W. 121st Avenue, Suite 100 Westminster CO 80234
 FEIN: 840,925,993

Organization Contact: Brian McWilliams
 Position/Title: President - Wadley Farms 3 HOA Email: btm1001@yahoo.com
 Phone: (303) 921-7478

Organization Contact - Alternate: David Breindel
 Position/Title: Water Resources Engineer Email: davebreindel@applegategroup.com
 Phone: 303-452-6611

Grant Management Contact: Brian McWilliams
 Position/Title: President - Wadley Farms 3 HOA Email: btm1001@yahoo.com
 Phone: (303) 921-7478

Grant Management Contact - Alternate: Joe Taylor
 Position/Title: Community Manager Email: jwtaylor@homesteadmgmt.com
 Phone: (303) 457-1444

Description of Grantee/Applicant

C/O Joe W. Taylor, Community Manager, Homestead Management Corporation

Location of Water Project

Latitude 0.000000
Longitude 0.000000
Lat Long Flag
Water Source
Basins
Counties
Districts

Water Project Overview

Major Water Use Type
Type of Water Project
Scheduled Start Date - Design 4/30/2024
Scheduled Start Date - Construction 4/30/2024
Description

Measurable Results

0 New Storage Created (acre-feet)
0 New Annual Water Supplies Developed or Conserved (acre-feet), Consumptive or Nonconsumptive
0 Existing Storage Preserved or Enhanced (acre-feet)
0 New Storage Created (acre-feet)
0 Length of Stream Restored or Protected (linear feet)
0.00 Length of Pipe, Canal Built or Improved (linear feet)
\$0 Efficiency Savings (dollars/year)
0 Efficiency Savings (acre-feet/year)
0 Area of Restored or Preserved Habitat (acres)
0 Quantity of Water Shared through Alternative Transfer Mechanisms or water sharing agreement (acre-feet)
0 Number of Coloradans Impacted by Incorporating Water-Saving Actions into Land Use Planning
0 Number of Coloradans Impacted by Engagement Activity
Other
No additional measurable results provided



Last Update: January 10, 2022

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Colorado Water Conservation Board	
Water Supply Reserve Fund	
<u>Exhibit A - Statement of Work</u>	
Date:	April 18, 2024
Water Activity Name:	Wadley Farms 3 – Lake #1 Dam Rehabilitation and Improvement Project: Construction Phase
Grant Recipient:	Wadley Farms Filing No. 3 Homeowners Association
Funding Source:	WSRF – Metro, South Platte Basins and Statewide Account (Aging Infrastructure Category)
Water Activity Overview: (Please provide brief description of the proposed water activity (no more than 200 words). Include a description of the overall water activity and specifically what the WSRF funding will be used for. (PLEASE DEFINE ALL ACRONYMS).)	
<p>Wadley Farms obtained funding through the CWCB WSRF Grant Program (Metro Roundtable and Statewide) in November 2023 for permitting, engineering and design associated with the rehabilitation of Lake #1 and construction of a gravity pipeline between Lakes #1 and #3. Clean Water Section 404 permitting for the project is complete (project activities are exempt under Section 404(f) per the Army Corps) and design is currently underway. The rehabilitation of Lake #1 will involve expanding reservoir storage through a combination of excavation and raising the existing dam embankment, constructing a gravity low-level outlet, installing a toe drain below the dam to control (and capture) seepage through the embankment, and installing riprap on the upstream slope of the dam. Construction of the new low-level outlet will include a new irrigation pump station (with bypass) installed below the dam which will replace the existing system designed in 1979. The project also includes a new gravity pipeline between Lakes #1 and #3 that will reduce seepage losses associated with the existing swale currently used to transfer water between lakes. The ‘WSRF Project’ scope includes construction of new infrastructure at the dam, the proposed toe drain, and the new pump station.</p>	
Objectives: (List the objectives of the project. (PLEASE DEFINE ACRONYMS).)	
<p>Construction Objectives (‘WSRF Project’ activities in bold):</p> <ol style="list-style-type: none"> 1. Reclaim Decreed Storage (77 ac-ft) to Extent Practicable at Lake #1. 2. Improve System Operations and Efficiency: <ol style="list-style-type: none"> a. Install Gravity Low-Level Outlet, b. Replace Existing Irrigation Pump Station, c. Install Filter Drain System (incl. Connection to Transfer Pipeline), d. Construct Lake #1 to Lake #3 Gravity Transfer Pipeline. 3. Address Dam Safety Maintenance Concerns: <ol style="list-style-type: none"> a. Install Riprap on Upstream Slope, b. Remove Trees on Dam Embankment. 	



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Tasks	
Provide a detailed description of each task using the following format: (PLEASE DEFINE ACRONYMS)	
<u>Task 1 - (Name):</u> Construction of New Dam Infrastructure	
Description of Task:	
Task 1 will involve construction of the following primary components: <ol style="list-style-type: none">1. Concrete encased low-level gravity outlet pipe,2. Cast-in-place reinforced concrete inlet structure, grade beam (with staff gage) and control pedestal,3. Installation of a slide gate with electric actuator,4. Reinforced concrete cutoff for emergency spillway.	
Method/Procedure:	
<ol style="list-style-type: none">1. Construction to conform to design plans and project specifications prepared by Applegate Group and approved by the Colorado Division of Water Resources Dam Safety Branch.2. Specific means and methods for construction to be dictated by contractor awarded project.	
Grantee Deliverable: (Describe the deliverable the grantee expects from this task)	
<ol style="list-style-type: none">1. Documentation will be provided in a construction completion report which will include as-built plans and inspection reports for key activities observed by Applegate staff.	
CWCB Deliverable: (Describe the deliverable the grantee will provide CWCB documenting the completion of this task)	
<ol style="list-style-type: none">1. Documentation will be provided in a construction completion report which will include as-built plans and inspection reports for key activities observed by Applegate staff.	



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Tasks	
Provide a detailed description of each task using the following format: (PLEASE DEFINE ACRONYMS)	
Task 2 - (Name): Construction of Proposed Filter Drain System	
Description of Task:	
<p>Task 2 will involve construction of the following primary components:</p> <ol style="list-style-type: none"> 1. Two-stage sand and gravel filter drain approximately 600 linear feet in length, 2. PVC cleanouts for maintenance, 3. Installation of a precast manhole for monitoring and measuring seepage, 4. Connection to the proposed Lake #1 – Lake #3 transfer pipeline. 	
Method/Procedure:	
<ol style="list-style-type: none"> 1. Construction to conform to design plans and project specifications prepared by Applegate Group and approved by the Colorado Division of Water Resources Dam Safety Branch. 2. Specific means and methods for construction to be dictated by contractor awarded project. 	
Grantee Deliverable: (Describe the deliverable the grantee expects from this task)	
<ol style="list-style-type: none"> 1. Documentation will be provided in a construction completion report which will include as-built plans and inspection reports for key activities observed by Applegate staff. 	
CWCB Deliverable: (Describe the deliverable the grantee will provide CWCB documenting the completion of this task)	
<ol style="list-style-type: none"> 1. Documentation will be provided in a construction completion report which will include as-built plans and inspection reports for key activities observed by Applegate staff. 	



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Tasks	
Provide a detailed description of each task using the following format: (PLEASE DEFINE ACRONYMS)	
Task 3 - (Name): Construction of New Non-Potable Irrigation Pump Station	
Description of Task:	
Task 3 will involve installation of the following primary components: <ol style="list-style-type: none">1. Precast concrete pump vault with bypass to transfer pipeline,2. New submersible pumps with VFD controllers and system control panel,3. New 4-inch PVC delivery pipeline to South control building.	
Method/Procedure:	
<ol style="list-style-type: none">1. Construction to conform to design plans and project specifications prepared by Applegate Group and approved by the Colorado Division of Water Resources Dam Safety Branch.2. Specific means and methods for construction to be dictated by contractor awarded project.	
Grantee Deliverable: (Describe the deliverable the grantee expects from this task)	
<ol style="list-style-type: none">1. Documentation will be provided in a construction completion report which will include as-built plans and inspection reports for key activities observed by Applegate staff.	
CWCB Deliverable: (Describe the deliverable the grantee will provide CWCB documenting the completion of this task)	
<ol style="list-style-type: none">1. Documentation will be provided in a construction completion report which will include as-built plans and inspection reports for key activities observed by Applegate staff.	



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Budget and Schedule

Exhibit B - Budget and Schedule: This Statement of Work shall be accompanied by a combined [Budget and Schedule](#) that reflects the Tasks identified in the Statement of Work and shall be submitted to CWCB in [excel format](#). A separate [excel formatted](#) Budget is required for engineering costs to include rate and unit costs.

Reporting Requirements

Progress Reports: The grantee shall provide the CWCB a progress report every 6 months, beginning from the date of issuance of a purchase order, or the execution of a contract. The progress report shall describe the status of the tasks identified in the statement of work, including a description of any major issues that have occurred and any corrective action taken to address these issues. The CWCB may withhold reimbursement until satisfactory progress reports have been submitted.

Final Report: At completion of the project, the grantee shall provide the CWCB a Final Report on the grantee's letterhead that:

- Summarizes the project and how the project was completed.
- Describes any obstacles encountered, and how these obstacles were overcome.
- Confirms that all matching commitments have been fulfilled.
- Includes photographs, summaries of meetings and engineering reports/designs.

Payments

Payment will be made based on actual expenditures, must include invoices for all work completed and must be on grantee's letterhead. The request for payment must include a description of the work accomplished by task, an estimate of the percent completion for individual tasks and the entire Project in relation to the percentage of budget spent, identification of any major issues, and proposed or implemented corrective actions.

The CWCB will pay the last 10% of the entire water activity budget when the Final Report is completed to the satisfaction of CWCB staff. Once the Final Report has been accepted, and final payment has been issued, the water activity and purchase order or contract will be closed without any further payment. Any entity that fails to complete a satisfactory Final Report and submit to CWCB within 90 days of the expiration of a purchase order or contract may be denied consideration for future funding of any type from CWCB.

Performance Requirements



1490 W. 121st Ave., Suite 100
 Denver, CO 80234
 Phone: (303) 452-6611
 Fax: (303) 452-2759

Project: WF3 Lake #1 Rehab and Pipeline
 Client: Wadley Farms 3 HOA
 Job No.: 20-132
 Date: 4/18/2024
 Engineer: D. Breindel

WF3 Lake #1 Dam Rehabilitation - 30% Design Cost Estimate

WSRF Project Task			
	Mobilization and Site Preparation	\$	421,500
	Sitework, Grading and Foundation Preparation	\$	717,900
1	Dam Infrastructure	\$	144,000
2	Toe Drain Filter System	\$	246,500
	Lake #1 - Lake #3 Pipeline	\$	211,400
3	Lake #1 Non-Potable Pump Station	\$	154,000
	Survey, Testing and Traffic Control	\$	40,000
	Site Restoration	\$	40,000
	Subtotal	\$	1,975,300
	Contingency (20%)	\$	395,060
	Construction Observation (2.5%)	\$	49,383
	Total	\$	2,419,743

WSRF Project Budget
\$ 544,500

*Note bold line items are the 'WSRF Project' activities Wadley Farms is pursuing WSRF funding for.