

**RANGE
METROPOLITAN DISTRICT**

**LOUVIERS WATER &
SANITATION DISTRICT**

February 9, 2022

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

SUBJECT: Letter of Interest - American Rescue Plan Act (ARPA) Allocation Request – Douglas County

Dear Commissioners,

This letter is to inform Douglas County of the Range Metropolitan District's (Range) request for ARPA funding to help expand regional wastewater treatment opportunities along the US Hwy 85 corridor. *

Range, in partnership with the Louviers Water and Sanitation District (LWSD), has identified a viable cost-effective wastewater treatment solution to construct a plant and serve the community of Louviers and the Range project. There is further opportunity to expand this facility and extend infrastructure, north and south, to serve other properties and function as a regional wastewater system along the US Hwy 85 corridor.

Range and LWSD Contributions: Range is committed to designing, building and funding an \$8.5M new state-of-the-art wastewater treatment plant located at the existing LWSD lagoon site. LWSD is committed to dedicating the land it owns for the site and contribute its existing phosphorous allocations in total, for the plant to function. Range has completed a conceptual design of the treatment plant and is planning to move forward with processing permits and construction. This treatment plant will be constructed to serve both the Range and Louviers communities, regardless of ARPA funding award.

ARPA Request: We are respectfully submitting this request for ARPA funding to support construction of the additional infrastructure necessary to service additional communities and properties along the Hwy 85 corridor. Our request is not asking for funding to support the Range Metropolitan District or Range Planned Development. Rather, the projects outlined below identify regional infrastructure that can be funded and constructed to serve the broader US Hwy 85 corridor, and together with the Range/LWSD treatment plant, presents a viable solution to a long existing wastewater problem the County has been striving to solve.

Cost Effective Connection Fees: The combination of the \$8.5M funding from Range for the design and construction of the wastewater facility, the contribution of the land and phosphorous allocations from LWSD, and ARPA funding from Douglas County, will help keep connection costs low for other property owners, which will incentivize others to connect onto the treatment facility, resulting in eliminating septic systems along the corridor. In addition, the opportunity for reuse water from this treatment facility will be realized and maximized, which will ensure that this valuable water resource will remain in Douglas County.

The Range Metropolitan District is in formation and as submitted a formal application and service plan, currently being processed by Douglas County. Approval of the Range Metropolitan District is anticipated in May 2022. Range will serve as the district for 550 single-family residential units located on 399 acres just east of US Hwy 85 and Airport Road. The Range Planned Development was recently approved in December 2021.

Representative Entity: In the event the County awards this ARPA request, Range MD and LWSD will establish an Authority, or a similar entity, to expand representative interests of property owners along the corridor.

Project #1 – Expanding Capacity in the New Wastewater Treatment Plant - [ARPA Request: \\$2.5 million](#)

- **Location:** Existing LWSD Wastewater Lagoon Site
- **Description, Need & Benefits:**
 - Range is committed to funding the design and construction of a new state-of-the-art wastewater treatment plant to serve the Range project and the Louviers community, which totals \$8.5 million.
 - LWSD has committed the land it owns for the proposed wastewater treatment plant site and the related pond. LWSD phosphorous allocations would also be contributed.
 - The existing LWSD lagoon and sewer treatment methods currently in practice are not a sustainable long-term solution for the community of Louviers. Regulatory authorities will likely restrict or prohibit the existing LWSD treatment methods in the near future, which further emphasizes the need for a viable wastewater system to be in place for their community.
 - Our ARPA allocation request is to solely fund anticipated costs of expanding the new treatment plant so that it can serve existing communities & properties of the northern and southern portions of the Hwy 85 corridor.
 - Expanding the new treatment plant to serve the greater Hwy 85 corridor is a viable solution that complements the alternatives identified in the 2019 Diamondback Study by providing a centrally located facility that can benefit both the northern and southern portions of the corridor.
- **Estimated Project Costs:** ARPA request **\$2.5 million** for treatment plant expansion to serve the US HWY 85 Corridor.
- **Estimated Timeline, Phasing & Status:** Design and construction 2022-2024.

Project #2 – Sewer System Upsizing to Accommodate US Hwy 85 Corridor. [ARPA Request: \\$0.5 million](#)

- **Location:** Sewer Main from Airport Rd/US Hwy 85 to LWSD Treatment Plant
- **Description, Need & Benefits:**
 - In order to serve future connections to the treatment plant, the sewer main from Airport Rd/US Hwy 85 to the Treatment Plant would need to be upsized to accommodate future flows.
 - The gravity sewer interceptor identified in the 2019 Diamondback Study is anticipated to be 18" in diameter.
 - This ARPA request is specifically for upsizing this portion of sewer main for future flows. Range will cover the costs of the baseline sewer line for their development and that cost is not a part of this ARPA request.
- **Estimated Project Costs:** ARPA request **\$0.5 million** for upsizing infrastructure to serve the northern and southern corridors.
- **Estimated Timeline, Phasing & Status:** Design and construction 2022-2024.

Project #3 – Sewer System Serving the Southern Hwy 85 region – [ARPA Request: \\$8.5 million](#)

- **Location:** Southern Hwy 85 Corridor
- **Description, Need & Benefits:**
 - This request captures infrastructure identified in the “*Alternative No. 2 South*” of the 2019 Diamondback Study and connects the southern Hwy 85 corridor to the new Range/LWSD Treatment Plant.
 - This southern system would be a combination of gravity sewer mains, a lift station, force main and interceptor line connecting to the treatment plant as outlined in the Diamondback Study.
 - The Town of Sedalia, CORE (formally IREA), Sedalia General Industrial, Sedalia Rural Residential, among other additional properties within this area would benefit from this infrastructure.
- **Estimated Project Costs:** ARPA request **\$8.5 million** for wastewater infrastructure serving the southern region.
- **Estimated Timeline, Phasing & Status:** Design and construction 2022-2024.

Project #4 – Sewer System Serving the Northern Hwy 85 region – [ARPA Request: \\$7.5 million](#)

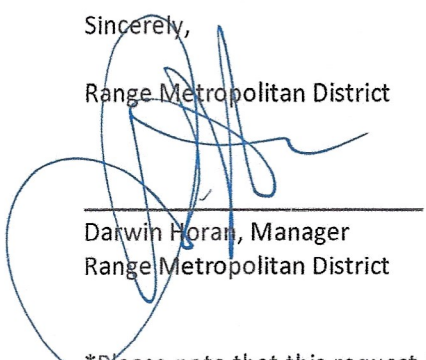
- **Project Location:** Northern Hwy 85 Corridor
- **Project Description, Need & Benefits:**
 - This request captures portions of infrastructure identified in the “*North Hwy 85 Corridor – Option A*” of the 2019 Diamondback Study and connects the northern Hwy 85 corridor to the new Range/LWSD Treatment Plant.
 - This northern system would be a combination of gravity sewer mains, a lift station, force main and interceptor line connecting to the treatment plant as outlined in the Diamondback Study.
 - The Titan Industrial Park, Douglas County Moore Road Parcel, Douglas County Law Enforcement Facility, among other additional properties within this area would benefit from this infrastructure.
- **Estimated Project Costs:** ARPA request **\$7.5 million** for wastewater infrastructure serving the northern region.
- **Estimated Timeline, Phasing & Status:** Design and construction 2022-2024.

With the regional wastewater opportunity that is now available due to a new wastewater treatment plant being built, we have a viable, cost-effective solution to serve the needs of the Hwy 85 corridor that the County has been focused on solving. With the support of ARPA funding, the solution is within reach and we look forward to working with the County and stakeholders of the corridor to make it a reality.

We appreciate this opportunity and thank you for your consideration of this request.


Sincerely,

Range Metropolitan District



Darwin Horan, Manager
Range Metropolitan District

Louviers Water & Sanitation District



Matthew Collitt, Board President
Louviers Water and Sanitation District

*Please note that this request is made in addition to and as a refined proposal within the request made by LWSD in November 2021, not as a replacement to the request.

Regional Wastewater Projects Serving the Hwy 85 Corridor in Douglas County

New Range/LWSD Treatment Plant (Design & Construction funded by Range) \$8.5 million

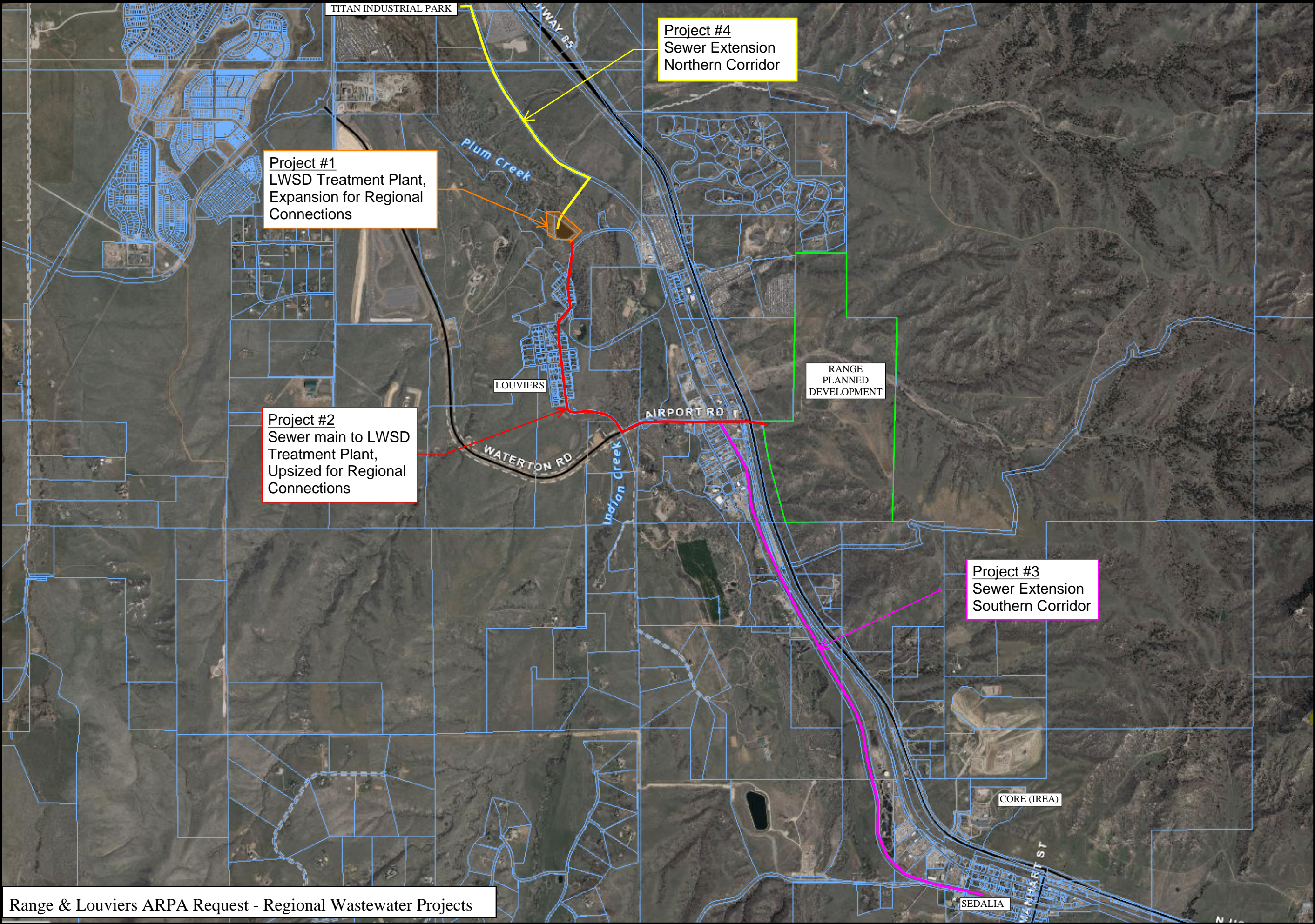
Cost Summary of ARPA Allocation Request

| | |
|---|---------------|
| Project #1 - Expansion of Range/LWSD Treatment Plant | \$2.5 million |
| Project #2 - Upsizing of Truck Sewer Main | \$0.5 million |
| Project #3 - Southern Hwy 85 Corridor Wastewater Infrastructure | \$8.5 million |
| Project #4 - Northern Hwy 85 Corridor Wastewater Infrastructure | \$7.5 million |

Total ARPA Request: \$19 million

Attachments:

- ARPA Projects Exhibit



Range & Louviers ARPA Request - Regional Wastewater Projects