



**DOUGLAS COUNTY COMMISSIONERS
WORK SESSION
Tuesday, September 30, 2025 - 10:30 a.m. - 11:30 a.m.
(In Office)**

A G E N D A

- 10:30 a.m. Updated Project Documents for Funding Request from Castle View High School for the purchase and installation of field lights
- Legal Updates - Executive Session

Memorandum

Date: September 30, 2025

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Terence T. Quinn, AICP, Director of Community Development *TQ*

CC: Nick Giauque, CPRP, Parks Program Manager
Steve Shoultz, CPRE, Assistant Director of Parks, Trails, and Building Grounds

Subject: **Updated Project Documents for Funding Request from Castle View High School for the Purchase and Installation of Field Lights**

SUMMARY

On August 18, 2025, the Board of County Commissioners (Board) held a work session to hear from citizens wanting to advocate for the funding of the sports field lights for Castle View High School. During this work session, the Board asked the applicant to provide answers to several questions to be discussed at a future work session.

- What is the updated cost of the installation of the lights?
- What percentage of the initial installation will be funded by Castle View? What are the estimated long-term costs for the light maintenance?
- What is the estimated economic impact for tax revenue from increased visitation due to the installation of lights and how was this calculated?
- Provide letters of support from the School District's Superintendent and the youth sports organizations who would be using the field?
- How much access would the addition of lights provide to youth sports organizations?

The applicant is prepared to discuss the answers to these questions in a work session with the Board and provide additional documentation for discussion with the Board.

ATTACHMENTS

PAGE

Revised Pricing for Lights 2



August 28, 2025

Commissioner George Teal, District II
Board of County Commissioners
100 Third Street
Castle Rock, CO 80104

CC: Councilman Kevin Bracken – Town of Castle Rock

Project: Castle View High School – Football Field Stadium Lighting

Reference: Scope and Pricing – UPDATED 2025

Dear George,

Please see our scope and updated pricing options for the Castle View High School – Football Field Stadium Lighting Addition:

***TOTAL PRICE \$336,769.00**

The following qualifications, inclusions and exclusions also apply.

We appreciate the opportunity to quote this project for you and look forward to working on it with you. If you have any questions, or require additional information, please contact me.

Sincerely,

GREINER ELECTRIC

A handwritten signature in black ink, appearing to read 'Tom Tarver', is written over a light gray horizontal line.

Tom Tarver,
Director of Market Development

QUALIFICATIONS, INCLUSIONS, and EXCLUSIONS

Qualifications

1. Based on the following:
 - Based on Greiner Electric Design and Cooper Lighting Solutions.
 - Electrical Engineering by Greiner Electric.
 - *Pricing escalation due to increase of copper and steel materials.
2. Based on (1) mobilization for project completion.
3. Installations per NEC.
4. Assumes existing systems are to code and in good working order.
5. Assumes a laydown and preparation area is available adjacent to the field.
6. Includes startup and training.
7. Based on all work being completed during standard business hours.
8. Project schedule based on best practices and school schedules.
9. Traffic control and safety procedures as needed.
10. Pricing is good for 30 days.

Inclusions

1. Geotechnical report.
2. Blue stake prior to installation.
3. Permit.
4. Crane installation.
5. Grounding per NEC.
6. Labeling.
7. As built drawings for record.

Exclusions

1. Sales tax.
2. Site demolition or removal of any systems.
3. Utilities fees.
4. Fill dirt and rock excavating.
5. Utilities costs for temporary utilities power.
6. Work required for noise control.
7. Dewatering power.
8. BIM/3D CADD.
9. Performance and payment bond costs.
10. Additional work by inspection or permitting authority.
11. All costs associated with cutting, patching, and painting.



PROJECT SCOPE

SITE

Soils testing of site, Geotechnical report to be provided prior to installations.

Based on typical 10ft caisson, depth will be determined by soils test. Depth may increase to 14ft, added cost would be provided at that point.

Site preparation for safety and installations.

Underground electrical systems will be trenching and backfill around track and field, reuse of soils with compaction to standard.

Agreed upon laydown areas for installations with safety and priority.

We need access to the site for construction using standard 2-wheel drive rubber tire equipment.

Work required to be performed on track surface will be minimized or avoided whenever possible, when necessary, and surface protection will be provided as needed.

No work performed on or under the football field.

ELECTRICAL SCOPE OF WORK

A physical site electrical systems and power review confirmed upgraded electrical power feeders were prior installed (not shown on country drawings), so sufficient power is available to allow expansion for new lighting package with these modifications below:

- Readjustment of overcurrent protection in MDP to allow required power for new lighting.
- Addition of (1) new 480V panel for lighting system in field house.
- Underground raceways to perimeter of field and track, no impact to track or field.
- Grounding of systems and new light poles.
- Soil finishing at pole bases.

LIGHTING PACKAGE

See attached photometric, itemized lighting cost and owner review submittals for complete installation of lighting package.

Design layout, aiming diagrams.

Remotely commission controls (with subcontractor assistance) and staff training.

Caissons to code.

Crane and stabilization.

BMK Utility Line Pole Foam for caisson base installation

<https://bmkproducts.com/products/polecrete-stabilizer/>.

Erect and aim each light pole assembly.

Includes wireless control system.

Full onsite programing startup.

Ephesus uses COB – chip on board LEDs with a redundant power supply design to warranty the lighting system. This warranty holds true even if left in operation 24 hours a day for 10 years. That equates to 8,760 usage hours per year for 10 years.

*Current installation to field house from school has upgradable capabilities for increasing power for future baseball field lighting.



Date: September 30, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Jeff Garcia, County Attorney
Subject: Legal Updates - Executive Session

The Board will discuss the following topics:

- New Litigation
- New Ordinance