

November 5th, 2025

Mr. Erik Griepentrog
Landmark Consultants, Inc
141 9th Street
Steamboat Springs, CO 80477



Re: Conditional Preliminary Acceptance – The Amble; Phase 2

Dear Erik,

Effective on the date of this letter, Mount Werner Water is issuing **Preliminary Acceptance** for the installed Water Main and associated appurtenances for The Amble; Phase 2, Gondola Transit Center to Fire Hydrant M98.1, subject to the following:

- As-built Record Drawings shall be finalized and submitted to Mount Werner Water *for Phase 1 and Phase 2* per current specifications and all outstanding Mount Werner Water review comments within 30 days of the date of this letter.
- The owner/contractor shall complete any remaining punch list items, monitor the site, and repair any damaged facilities as needed, and or, as requested by Mount Werner Water, until Final Acceptance.
- Mount Werner Water access to fire hydrants must be maintained throughout construction

This Preliminary Acceptance begins a **(1) year warranty period** during which time the owner/developer is responsible for all repair and maintenance to said lines and appurtenances. During the one-year warranty period, 15% of the cost of the public water infrastructure for Phase 1 (Preliminary Acceptance 2024) and Phase 2, is to be held by the City as part of their improvement agreement.

One year following Preliminary Acceptance, the owner is to request a final acceptance inspection be made to Mount Werner Water. If this inspection reveals deficiencies, the deficiencies are to be corrected as soon as possible. Depending upon the severity and/or type of defects, the warranty period may be extended. All deficiencies must be corrected prior to Final Acceptance.

Once Final Acceptance is issued, Mount Werner Water will assume responsibility for the repair and maintenance of public mains and appurtenances.

If you have any questions, please do not hesitate to call.

Sincerely,
Mt. Werner Water & Sanitation District

A handwritten signature in black ink. The signature is stylized and appears to read "Frank Alfone". It is written in a cursive, flowing style with a long horizontal stroke extending to the right.

Frank Alfone, General Manager

Cc: Jamie Schwarz, East West Partners
Chad Whitmore, Native Excavating
Liam Armstrong, Saunders Construction
Bob Keenan, City of Steamboat Springs

Phase 1 - Included for reference

November 5th, 2024

Mr. Erik Griepentrog
Landmark Consultants, Inc
141 9th Street
Steamboat Springs, CO 80477



Re: Conditional Preliminary Acceptance – The Amble; Phase 1

Dear Erik,

Effective on the date of this letter, Mount Werner Water is issuing Conditional **Preliminary Acceptance** for the installed Water Main and associated appurtenances for The Amble; Phase 1, Mt. Werner Circle to Steamboat Grand Fire Hydrant, subject to the following:

- As-built Record Drawings shall be finalized and submitted to Mount Werner Water per current specifications and all outstanding Mount Werner Water review comments prior to Final Acceptance
- All at grade appurtenances shall be brought to final grade with all final grading and the final lift of asphalt.
- Fire Hydrant M38 must either be abandoned or brought into conformance with Mount Werner Water Specifications
- Throughout vertical construction the owner/contractor shall monitor the site and repair any damaged facilities as needed, and or, as requested by Mount Werner Water.
- Mount Werner Water access to fire hydrants must be maintained throughout construction

This Conditional Preliminary Acceptance begins a **(2) year warranty period** during which time the owner/developer is responsible for all repair and maintenance to said lines and appurtenances. During the two-year warranty period, 15% of the cost of the public water infrastructure for Phase 1 (Preliminary Acceptance 2024), is to be held by the City as part of their improvements agreement.

Two years following Preliminary Acceptance, the owner is to request a final acceptance inspection be made to Mount Werner Water. If this inspection reveals deficiencies, the deficiencies are to be corrected as soon as possible. Depending upon the severity and/or type of defects, the warranty period may be extended. All deficiencies must be corrected prior to Final Acceptance.

Once Final Acceptance is issued, Mount Werner Water will assume responsibility for the repair and maintenance of public mains and appurtenances.

If you have any questions, please do not hesitate to call.

Sincerely,
Mt. Werner Water



Frank Alfone
General Manager

Cc: Jamie Schwarz, East West Partners
Chad Whitmore, Native Excavating
Liam Armstrong, Saunders Construction
Bob Keenan, City of Steamboat Springs