

HOMELAND DEVELOPMENT

GENERAL CONTRACTOR - PROPERTY MANAGEMENT - REAL ESTATE INVESTMENTS

2200 S Valentia Street, Denver, CO 80231
www.HOMELAND.com
info@homeland.com

September 27, 2022

Lyons Planning and Building Department
432 5th Ave
Lyons, CO 80540

ATTN: Aaron Caplan - Planning, Building, and Utilities Director

RE: Memo of Substantial Completion- Permit 2021-084, 4170 Ute Highway

Dear Aaron,

Please accept this letter as a memo of substantial completion that everything on the Engineers Cost Estimate has been installed and the As-Builts for public improvements have been given to the town.

Best Regards,

Karen Kennedy

Karen Kennedy
COO
Homeland Development LLC
2200 S Valentia Street
Denver, CO 80231

Memorandum

Date: September 29, 2022

Project: The Cirque LLC Commercial Development
4170 Ute Hwy
Lyons, CO

To: Aaron Caplan
Director of Utilities and Engineering

From: Chris Jain, PE, CFM
Murraysmith, Town Engineer

Re: Public Improvements Acceptance

Reference is made to the Development Agreement between the Town of Lyons and The Cirque LLC.

As part of the commercial development at 4170 Ute Hwy, the following public improvements were constructed by the developer:

- Approximately 195 feet of 8" DIP water line for a new fire hydrant
- One (1) new fire hydrant
- Approximately 1,200 square feet of concrete sidewalk

All other improvements to the property, including but not limited to the building, asphalt parking lot, landscaping, stormwater pond and drainage infrastructure, and the utility service lines, are not considered public improvements to be accepted by the Town and will be the responsibility of the property owner.

Periodic site visits were conducted by Murraysmith and Aaron Caplan to observe the construction of the improvements. A site walk to review the completed improvements was completed September 28, 2022. A fire hydrant flow test was conducted by Town staff following the installation of the new hydrant, which found the available fire flows to be adequate.

It is our recommendation that the Board of Trustees accept the public improvements noted above on the grounds the improvements have been completed as shown on the approved engineering plans and in accordance with Town Standards, with a one-year warranty period beginning on September 28, 2022, and therefore expiring at the end of the day on September 27, 2023.

Thank you,

A handwritten signature in cursive script that reads "Christopher Jain".

Chris Jain
Murraysmith

4170 Ute Hwy Commercial Building

CERTIFICATE OF SUBSTANTIAL COMPLETION

Project: **4170 Ute Hwy Commercial Building Public Improvements**

As described in the Invitation for Bids, Bid No. _____.

Contractor: The Cirque LLC
 2200 S. Valentia St.
 Denver CO 80321

Contract For: **4170 Ute Hwy Commercial Building Public Improvements**

Contract Date: July 20, 2019

Date of Substantial Completion: September 28, 2022

This Certificate of Substantial Completion applies to all Work under the Contract Documents except for the following specified parts thereof:

The Work to which this Certificate applies has been inspected by authorized representatives of the Owner, Contractor and Engineer, and that Work is hereby declared to be substantially complete in accordance with the Contract Documents on Date of Substantial Completion

A list of items to be completed or corrected may be attached hereto. This list may not be all-inclusive, and the failure to include an item in it does not alter the responsibility of the Contractor to complete the Work in accordance with the Contract Documents.

The items in the list shall be completed or corrected by the Contractor within 30 days of the above date of Substantial Completion.

To be effective, this form must be signed by the Owner, the Engineer, and the Contractor.

Owner: 

Date: 09/29/2022

Engineer: 

Date: 09-28-2022

Contractor: _____

Date: _____

4170 Ute Hwy Commercial Building

NOTICE OF ACCEPTANCE

Date: 29 Sep 2022

RE: **4170 Ute Hwy Commercial Building**

As described in the Development Agreement

This is to inform you that the public improvements for the above referenced project have been satisfactorily completed in accordance with the Contract documents and are hereby accepted.

Final acceptance does not relieve the Contractor of the minimum one (1) year guarantee on all work and materials incorporated into this Project. Such guarantee shall begin on the date of this acceptance.

Town of Lyons, Colorado, Owner

By:



Town Administrator