

ParkerWater

& SANITATION DISTRICT

April 6, 2026

Parker Mainstreet Exchange LLC.
Attn: Anthony Mango
19501 E. Mainstreet, Ste #200
Parker, Co 80138

**Re: The Parker Exchange, Lot 1, PWSD #2023-351
Probationary Acceptance - Water and Sanitary Sewer Infrastructure**

Dear Mr. Mango,

The Parker Water & Sanitation District (District) has inspected the public improvements associated with the referenced project and confirms they meet District standards. Accordingly, the improvements are granted Probationary Acceptance effective April 6, 2026.

These improvements will be under a two-year warranty period from the date of this letter. Please contact the District's Engineering Department at least thirty (30) days prior to the warranty expiration to schedule a reinspection. Failure to do so may result in an extension of the warranty period. Final Acceptance is expected on April 6, 2028.

Any structural or material deficiencies identified during the warranty period must be corrected before the District assumes ownership and maintenance responsibilities. If you have any questions, please contact us.

Sincerely,



Adam Monchak, P.E., PMP
Director of Engineering

Enclosures/ls

Acct: 200106
GL: 211-000-2201
Refund \$19,971.07

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Probationary Acceptance - Water and Sanitary Sewer Infrastructure**

Dear Mr. Mango,

The water and sanitary sewer improvements referenced above have received probationary acceptance from the Parker Water & Sanitation District. Accordingly, you will be receiving a check in the amount of \$19,971.07 of the project cost as noted on the attached Engineers Estimate of Project Cost.

The remaining Contingency/Security Deposit of \$ 3,994.21 will be retained by PWSD until final acceptance, which is anticipated around April 6, 2028. Please reach out to Parker Water within 30 days of this date to begin the final acceptance process.

Please allow 15–30 days for processing this check which will be mailed to the address above.

If you have any questions, please contact me at 720-842-4234 or lsindall@pwsd.org.

Sincerely,



Lisa Sindall
Engineering Coordinator



5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

Date: 10/22/2024
Project: Exchange Lot 1
Location: 19590 E. Mainstreet
Produced By: TDK
Checked By: TDK

Key Assumptions:

1. This Opinion of Probable Cost is based upon a bid database compiled by Galloway . Galloway has no control over costs or the price of labor, equipment, materials, or the contractors methods of pricing, Galloway makes no warranty,
2. This Opinion of Probable Cost reflects site improvements only, and not any estimates of structural / architectural items.

Item Description	Unit Cost	Unit	Quantity	Cost
Private Sanitary Sewer				
Sanitary Sewer				
6" x 4" Wye	\$ 634.78	E.A.	1	\$ 634.78
Connect to Existing Main	\$ 1,300.00	E.A.	1	\$ 1,300.00
Sanitary Sub Total				\$ 1,934.78
Private Water				
Water				
4" Gate Valve	\$ 1,080.00	E.A.	1	\$ 1,080.00
6" Gate Valve	\$ 1,600.00	E.A.	1	\$ 1,600.00
8" Gate Valve	\$ 2,222.00	E.A.	1	\$ 2,222.00
8"x4" Tap	\$ 1,000.00	E.A.	1	\$ 1,000.00
8"x6" Tee	\$ 1,000.00	E.A.	1	\$ 1,000.00
Fire Department Connection	\$ 1,200.00	E.A.	1	\$ 1,200.00
Fire Hydrant Assembly	\$ 9,934.29	E.A.	1	\$ 9,934.29
Water Sub Total				\$ 18,036.29
Sub Total				\$ 19,971.07
20% Contingency				\$ 3,994.21
TOTAL IMPROVEMENTS				\$ 23,965.28

APPROVED
Apr 17 2025
PARKER WATER AND
SANITATION DISTRICT



10/22/2024