



HOME BUILDERS  
ASSOCIATION  
— of —  
METRO DENVER®



### **Regulated Utilities Committee**

Chair: Dan Galasso, Tri Pointe Homes

Co-Chair: Forrest Hancock, Brookfield Properties

Co-Chair: Leota Buckman, Oakwood Homes

Staff Liaison: Morgan Cullen, HBA

[mcullen@hbadenver.org](mailto:mcullen@hbadenver.org)

March 04, 2021

1. **Meeting Overview & Introductions:** Dan Galasso

2. **Committee Member Updates**

a. **United Power Update – Deidre Gregg-Donovan**

– [ddonovan@UnitedPower.com](mailto:ddonovan@UnitedPower.com)

i. Design (to generate the estimate for material and construction)

a. Small projects - 2 weeks

b. Large projects - 4 weeks

ii. Construction (after aid to construction is received and all ROW tasks are complete)

a. Small projects – 3-4 weeks

b. Large projects – 2 weeks from the Pre-Construction meeting

iii. Pre-Construction Meeting - 3-4 weeks from payment, depending on any ROW to be completed.

**United Power has modified the scheduling process and timing of the pre-con meeting.**

1. SUBDIVISION PRE-CON FLOW - FINAL WALKTHROUGH

2. Project is released for construction upon receiving payment for construction and completion of any ROW (crossing agreements, easements, permits, etc.).

3. Operations Construction Manager reviews the project and assigns a week-of start date.

4. United Power defines construction schedule based upon (1) projects already in progress or in the queue, (2) crew availability and (3) \*material lead times.  
\*Long lead material items can be ordered with partial payment from developer.
  5. The schedule for the pre-con is set for 2 weeks prior to the week-of start date and a meeting invite is sent to the developer and UP contractors.
    - a. The meeting invite includes the (1) agreed upon location for the site meeting, (2) request for developer to identify a show up/laydown yard for the UP contractor, and (3) notice for the developer to forward the meeting to any other people or utilities (joint trench) that need to be in attendance.
    - b. This change is to better assess the project site for readiness of construction and accurately identify site needs or deficiencies.
  6. The field staking of the electric distribution route, or 'Site Ready Task', is initiated 4 weeks prior to the construction week-of start date to ensure site conditions can be discussed at the pre-con, documenting and communicating needs or deficiencies prior to the site meeting.
- iv. Long lead material items (current lead time due to COVID-19 impacts to manufacturers and storm repairs in mid-west)
1. Transformers - 8 weeks historical average, current 16 weeks.
  2. Switchgear - 8 weeks historical average, current 16 weeks.
  3. Streetlights - 8 weeks historical average and current 12 weeks for standard options, 16 weeks for custom/decorative options.
  4. Developer can opt to pay for equipment early in order to guarantee equipment is available for project.
- v. ROW and Permitting Changes
1. Recent requirement changes for permit applications now include a 'Quality Level B Exhibit'.
  2. Notice from City of Thornton received January 15, 2021.
  3. Notice from City and County of Broomfield received February 2, 2021.
    - a. City and County of Broomfield also requires an Environmental Evaluation and 20 Day Letter for any construction planned to cross or be adjacent to undeveloped property.
  4. Permits submitted prior to requirement changes that had not been approved are not being grand-fathered in per the Cities.
  5. Anticipated impacts of an additional 4-6 weeks to be able to submit the permit application.
  6. Developer can opt to pay for ROW early in order to improve time frames and permits received on the Developer project timelines.
- vi. Service Laterals - 3 weeks, unless otherwise negotiated with the approved Service Lateral Contractors.
1. Rocky Mountain Utility Services
  2. Site Wise

vii. Meter Connects

1. 10 days from inspection release notification (standard)
2. 7-10 days average connect time due to current workload/requests
3. Home Builders are encouraged to submit meter connects (temporary or permanent service) or meter dis-connects (temporary construction service) via the Builder Call Line at (303) 637-1323 or an email to [ersupport@unitedpower.com](mailto:ersupport@unitedpower.com).
4. Please do not submit requests to an individual contact. This is to ensure receipt of request by the team who initiates the task within United Power.
- 5.

b. **IREA Update – Shannon Kasper – [skasper@irea.coop](mailto:skasper@irea.coop)**

i. Update

1. Subdivision Design – 9 weeks
2. Commercial – 7 weeks
3. Single Lot – 5 weeks

ii. Material Availability

1. Transformers – Increased from 12 weeks to 40 weeks
2. Meter Pedestals – Difficulty getting dates for meter pedestals.
3. PVC Pipe/Copper/Etc. – Becoming scarce
  - a. Will affect borings and conduit crossings

iii. Construction

1. Pre-con to start – roughly 12 weeks
2. Laterals – provide closing dates for expedited lists
3. Meters Sets – similar to laterals, averaging 535/mo

iv. Member Questions

c. **Black Hills Energy Update – Jason McKune –**

**[jason.mckune@blackhillscorp.com](mailto:jason.mckune@blackhillscorp.com)**

i. Update

1. Construction

- a. Design – 3 – 4 weeks
- b. Construction –
  - i. Current lead time is 2 – 4 weeks
  - ii. Additional crew expected in about a week.

c. Service – Not currently charging for service laterals

i. Rate Base Level 1 – North

1. No charge for service laterals

ii. Rate Base Level 2 – South

1. Laterals will start requiring a fee

- a. \$300 up to 50'

2. Cost of materials and labor are driving need for fee.

iii. Current lead time is approximately 4 – 6 weeks.

1. Current trench not ready fee is \$175. Fee will increase to \$279.

ii. Member Questions

1. When will fees go into effect?

a. Fee increases and service lateral fee will go into effect March 1, 2021

2. Trish forwarded e-mail with map and rate areas.

d. **Comcast Update – Ben Edwards – [benjamin\\_edwards@comcast.net](mailto:benjamin_edwards@comcast.net)**

i. Update

1. Nothing new

2. Changes to construction specialists in late 2020. Contact Ben for update if you are having a hard time reaching the construction specialist.

ii. Member Questions

e. **Xcel Update**

i. Update

1. Design – 4 – 5 weeks from all information received

2. Construction – 8 – 14 weeks

a. Standard long lead processes are still in effect

i. Permit lead times have been impacting construction.

ii. Materials are being ordered ahead of design to accommodate projects.

iii. Lead times on wire have been attacked by Xcel team and are currently being mitigated.

iv. Xcel is long leading street lights as well as other long lead materials as soon as application is submitted.

1. Get information to designer on Day 1.

3. Service Laterals

a. Design – 1 week

b. Construction – 2 weeks

ii. Currently trending up in applications by about 17%.

iii. Elevated meter pressure delivery requests:

1. Xcel Energy employee is required to introduce gas into customer's gas system throughout house.

2. Elevated Pressure Delivery Form is new/updated.

3. Protection devices and proper regulators required for appliance.

4. Meter will not be set/activated by lateral crew.

a. Meter will either not be set, or will be set and locked out.

- b. Request will need to be called in for Xcel Energy personnel to come out and introduce gas into system.
    - 5. Final plumbing inspection may be required by municipality.
  - iv. Member Questions
    - 1. Kris Ferruggia – Director of Design – Will be point for HBA at this time.
    - 2. What is current street light lead time?
      - a. Denver is now requiring street lights before initial acceptance.

f. **Century Link – Cody Hockaday cody.hockaday@centurylink.com**

i. Update

- 1. Changing spec to move ONT inside of home. Need 1” flex duct with pull string to media panel.
  - a. Other options are available on a case by case basis. Please reach out to Cody for any concerns.
- 2. Plats and electric designs are needed as soon as possible. Century Link is requiring approval of subdivision before conduit can be placed in joint trench.
  - a. Plat does not need to be recorded for approval process to start.
  - b. Approved plat is required for design to start.
  - c. Builder/developer can provide conduit if so inclined.
  - d. Century Link provides a cost opinion and request for construction aid.

ii. Member Questions

3. **Committee Updates**

- a. Xcel Advisory Council
  - i. Next Meeting: 3/11/21 and 5/13/21
- b. IREA Advisory Council
  - i. Next Meeting: TBD
- c. Permitting Committee
  - i. Next Meeting: April 8, 2021 at 10:00 am, monthly on the second Thursday of every month at 10:00 am.
- d. Information and updates are being posted to the HBAs RUC webpage. Please check the following link in between quarterly meetings for updates and information: <http://www.hbadenver.com/get-involved/regulated-utilities-committee.html>
- e. 2021 meeting dates are as follows:
  - i. ~~Q1 – March 4, 2021 @ 10:00 a.m.~~
  - ii. Q2 – June 3, 2021 @ 10:00 a.m.
  - iii. Q3 – September 2, 2021 @ 10:00 a.m.

iv. Q4 – December 2, 2021 @ 10:00 a.m.

4. Action Items

- a. Kris Faruggia to send new Elevated Pressure Application Form.

5. Questions

6. Adjournment