

# General Growth Companies

GENERAL GROWTH DEVELOPMENT • GENERAL GROWTH MANAGEMENT

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November 3, 1983

Mr. Darrel Lowder  
Right-of-Way Agent  
City of Grand Junction  
250 North Fifth Street  
Grand Junction, Colorado 81501

Re: Sewer Improvements - Mesa Mall  
Grand Junction, Colorado

Dear Darrel:

As you may be aware, I requested proposals from several contractors regarding sewer improvements at Mesa Mall including corrections of deficiencies for the LaBelle's lift station, the Mervyn's sewer line, and installation of Line C from MH #8 to the City stub-out on 24 $\frac{1}{2}$  Road. Discussions with contractors revealed two major problems regarding completion of this work in the 10/1 - 11/1 time frame.

First is the problem of the high water table due to irrigation requirements in the area. Construction in this time frame would have required a 20'-30' wide trench or the use of sheet piling. This is further compounded by having to work around existing utilities.

Second, we could never obtain a definite answer as to when the Ranchman's Ditch irrigation line would be shut down. As we previously discussed, crossing below this 54" RCP line while active would not have been prudent.

As a result, we have decided to proceed in the following manner:

1. We will engage Armstrong Engineers to investigate the LaBelle's lift station and provide recommendations for correction of discrepancies. These will be submitted to the City for approval.
2. We will engage Western Engineers to investigate the Mervyn's line and provide recommendations for correction of discrepancies. This will also be submitted for approval.
3. We will bid the work in December for construction commencing in mid-January and completion no later than mid-March.

The above procedure should benefit all of us by reducing overall costs, providing a minimum of inconvenience to our major department stores, completing the work under conditions more compatible with a quality sewer line installation, and allow approvals by the City prior to construction.

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While this represents a delay of approximately four months from our original schedule, we feel the advantages outweigh the disadvantages. Progress has been made in that as-builts have been completed for the LaBelle's sewer and are complete with the exception of the revision for the Mervyn's line. Easements for both lines have also been completed.

We appreciate your patience in this matter and look forward to completing the work early next year.

Sincerely,



Robert S. O'Brien  
Project Manager

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cc: Kent Harbert, Western Engineers  
Dave Leonard, Armstrong Engineers  
Marianne Novack, Manager Mesa Mall

Jim E. Patterson  
Ralph Steing