

## Erica Morton

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**From:** Matt Barr  
**Sent:** Friday, April 17, 2026 11:30 AM  
**To:** Erica Morton  
**Subject:** FW: [External] Summit Apartments Design Coordination

Matt Barr, EI, Assistant Engineer

**SUNNY CIVIL**

719.433.8330 mbarr@sunnycivil.com

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**From:** Alex Walz <alex.walz@evstudio.com>  
**Sent:** Wednesday, April 15, 2026 2:42 PM  
**To:** Megan Walter <mwalter@sunnycivil.com>  
**Cc:** Matt Barr <mbarr@sunnycivil.com>; Abraham Meshesha <abraham.meshesha@evstudio.com>; Dean Dalvit <dean@evstudio.com>  
**Subject:** Fw: [External] Summit Apartments Design Coordination

Megan and Matt,

Providing visibility on our discussion with MPEI. I specifically would like to point your attention to Item 4 that identifies a road cut or boring likely is required to connect to the vault. Do you have this included in your utility plan that you are wrapping up?

**Alex Walz**, NCARB (CO, UT)

Architect

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**From:** Jerad Boyd <[jboyd@mpei.com](mailto:jboyd@mpei.com)>  
**Sent:** Tuesday, April 14, 2026 4:18 PM  
**To:** Alex Walz <[alex.walz@evstudio.com](mailto:alex.walz@evstudio.com)>; Nate Lucht <[Nate@bigvalleyconstruction.com](mailto:Nate@bigvalleyconstruction.com)>; Dan Hefty <[dan.hefty@evstudio.com](mailto:dan.hefty@evstudio.com)>  
**Cc:** Joseph Zach <[Joseph@bigvalleyconstruction.com](mailto:Joseph@bigvalleyconstruction.com)>; Josh Pettersen <[josh@bigvalleyconstruction.com](mailto:josh@bigvalleyconstruction.com)>; Abraham Meshesha <[abraham.meshesha@evstudio.com](mailto:abraham.meshesha@evstudio.com)>; Nathan Klindt <[Nathank@mpei.com](mailto:Nathank@mpei.com)>; Megan Moore-Kemp <[mmoore-kemp@mpei.com](mailto:mmoore-kemp@mpei.com)>  
**Subject:** RE: [External] Summit Apartments Design Coordination

**Jerad Boyd**

Staking Technician

**Mountain Parks Electric, Inc.**

321 W. Agate Ave., P.O. Box 170, Granby, CO 80446

Office: 970-887-3378 ext. 217

[www.MPEI.com](http://www.MPEI.com)



**From:** Alex Walz <[alex.walz@evstudio.com](mailto:alex.walz@evstudio.com)>

**Sent:** Tuesday, April 14, 2026 1:03 PM

**To:** Jerad Boyd <[jboyd@mpei.com](mailto:jboyd@mpei.com)>; Nate Lucht <[Nate@bigvalleyconstruction.com](mailto:Nate@bigvalleyconstruction.com)>; Dan Hefty <[dan.hefty@evstudio.com](mailto:dan.hefty@evstudio.com)>

**Cc:** Joseph Zach <[Joseph@bigvalleyconstruction.com](mailto:Joseph@bigvalleyconstruction.com)>; Josh Pettersen <[josh@bigvalleyconstruction.com](mailto:josh@bigvalleyconstruction.com)>; Abraham Meshesha <[abraham.meshesha@evstudio.com](mailto:abraham.meshesha@evstudio.com)>

**Subject:** Re: [External] Summit Apartments Design Coordination

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Thank you Jerad for the conversation last week,

To follow up. We are looking at the property in Granby that is bounded by Pioneer Drive to the north and east, Morris Drive on the west and the irrigation ditch on the south. I believe they are noted as 23 Pioneer Drive and 16 Morris Drive in the county GIS. We are looking to construct two (3-story) multi-family buildings that will provide 68 total residential dwellings between the two. They are located along Pioneer Drive and Morris Drive and Identified as North and West. We anticipate including solar and electric vehicle charging due to needing to comply with the Colorado Electric and Solar Ready code we will be subject to with our modular construction.

A short Narrative of the Project:

It was confirmed that 120/208V, three-phase service will be available at the utility vault. Jared (MPE) will follow up with the utility engineering team to verify backbone capacity and determine whether a secondary connection cabinet will be required, as well as identify any potential service restrictions.

Transformer locations were also discussed. Transformers are to be located in close proximity to the buildings to support efficient distribution. The current plan includes three 1200A, 120/208V services—one dedicated to each building and one for the EV charging infrastructure. **After receiving the one line diagram and working with our engineers, one transformer will be able to serve all 3 services. One transformer will accept up to 8 sets of wire so a secondary cabinet will be necessary.**

The project will allow for up to 25 kW of solar capacity.

We would like to request MPEI's assistance in confirming the following items:

1. We discussed an existing electrical vault that is Southeast of Fraser River Dr and Pioneer Dr (Behind the Power World) that provides 3-Phase 208V Service to the area. We would need to extend a new vault off this service for our project correct? **Yes, MPE will need to tap into the primary voltage conductor and extend into the property. May need to loop the primary for reliability.** We want to confirm if there is existing service on the east and north side of our site.

2. We discussed needing to place Transformers on our property. Please confirm if we need to provide additional requirements to locating these. I have provided the Construction Standards location screenshot that I pulled. **The wire and vaults will need to be placed in a recorded easement or dedicated on the plat. Once design is completed, the customer is responsible to survey those locations ensuring proper clearances.**

10. MPEI requires 20-foot-wide easements (10' on each side of centerline) for primary lines installed. (Part of the easement can be in the road if provided for in the plat). No foundations and building overhangs) is allowed closer than ten feet (10') to power lines or within ten feet (10') around any equipment. Water and sanitation distribution lines require a (10') separation to parallel power lines. MPEI requires five-foot (5') separation to water and sewer services) and one foot (1') separation to communications.

For secondary lines, MPEI requires 10-foot-wide easements (5' on each side of centerline) from any parallel utility line or a building.

3. We anticipate a 12kA service to each building and a separate 12kA service for the EV Chargers. We would like to verify if secondary cabinets may be required for this for either installation or available materials. **A secondary cabinet will be necessary if one transformer is installed for all 3 services.**
4. Are there any requirements for installation of electrical service that transfer under a road? Does this require unique detailing other than your typical grounding at the vault and running in a PVC pipe roughly 4-feet below grade? **Will need a road cut permit. May require a bore if town or county does not allow the asphalt to be cut.**
5. We would like to place our meters on the interior of each structure, refer to attached exhibit showing the location. Our building does not have any great flat surfaces to place meters on due to our windows and recessing balconies on the end of the building. The exterior locations we found that can work are placed on sidewalks or immediately against parking. Not wanting our meters to interfere with circulation or risk being parked into (or a vehicle parked limiting clear access in front of). We propose a locked room inside the building on the ground level. This room would have a separate key and we anticipate a separate rating requirement due to the voltage of the units. We understand there may be an internet connection required for those meters. We would like to request evaluation if this is permissible for this project and if there are additional requirements. I have screenshotted the section from your construction standards below indicating this may be acceptable. Are there additional standards we may need to follow to allow this to occur? **I will refer you to Nathan Klindt in the Metering Department.**

Approved indoor meter installations, at the sole discretion of the contractor, shall be installed in a room or other suitable space with direct access from the exterior. The contractor shall be responsible for providing communications, at the time of installation, for remote meter reading. Specifications will be provided in the contract. All indoor meter installations shall have a suitable lock and key code access to enter.

6. We would like to confirm if there are specific items that we may need to document like a disconnect between PV generation and the meters, or separate meters required for solar applications. **I will refer you to Megan Moore-Kemp**

Can you connect us with the correct parties to confirm these items as we work through our design process? Thank you, **Both referrals are attached in this email thread.**

**Alex Walz**, NCARB (CO, UT)

Architect

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**From:** Jerad Boyd <[jboyd@mpei.com](mailto:jboyd@mpei.com)>

**Sent:** Wednesday, April 8, 2026 11:56 AM

**To:** Alex Walz <[alex.walz@evstudio.com](mailto:alex.walz@evstudio.com)>; Nate Lucht <[Nate@bigvalleyconstruction.com](mailto:Nate@bigvalleyconstruction.com)>; Dan Hefty <[dan.hefty@evstudio.com](mailto:dan.hefty@evstudio.com)>

**Cc:** Joseph Zach <[Joseph@bigvalleyconstruction.com](mailto:Joseph@bigvalleyconstruction.com)>; Josh Pettersen <[josh@bigvalleyconstruction.com](mailto:josh@bigvalleyconstruction.com)>

**Subject:** Re: [External] Summit Apartments Design Coordination

Yes either time works for me

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**Jerad Boyd**

Staking Technician

**Mountain Parks Electric, Inc.**

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Office: 970-887-3378 ext. 217



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**From:** Alex Walz <[alex.walz@evstudio.com](mailto:alex.walz@evstudio.com)>  
**Sent:** Wednesday, April 8, 2026 11:44:07 AM  
**To:** Jerad Boyd <[jboyd@mpei.com](mailto:jboyd@mpei.com)>; Nate Lucht <[Nate@bigvalleyconstruction.com](mailto:Nate@bigvalleyconstruction.com)>; Dan Hefty <[dan.hefty@evstudio.com](mailto:dan.hefty@evstudio.com)>  
**Cc:** Joseph Zach <[Joseph@bigvalleyconstruction.com](mailto:Joseph@bigvalleyconstruction.com)>; Josh Pettersen <[josh@bigvalleyconstruction.com](mailto:josh@bigvalleyconstruction.com)>  
**Subject:** Re: [External] Summit Apartments Design Coordination

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Hi Jared,

EVstudio has 1:30-2 and 3-4pm available this afternoon. Do those align with your availability? We would like to meet this week with some very key items to continue moving forward. Thank you,

**Alex Walz**, NCARB (CO, UT)  
Architect  
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**From:** Jerad Boyd <[jboyd@mpei.com](mailto:jboyd@mpei.com)>  
**Sent:** Tuesday, April 7, 2026 5:07 PM  
**To:** Nate Lucht <[Nate@bigvalleyconstruction.com](mailto:Nate@bigvalleyconstruction.com)>; Alex Walz <[alex.walz@evstudio.com](mailto:alex.walz@evstudio.com)>; Dan Hefty <[dan.hefty@evstudio.com](mailto:dan.hefty@evstudio.com)>  
**Cc:** Joseph Zach <[Joseph@bigvalleyconstruction.com](mailto:Joseph@bigvalleyconstruction.com)>; Josh Pettersen <[josh@bigvalleyconstruction.com](mailto:josh@bigvalleyconstruction.com)>  
**Subject:** RE: Summit Apartments Design Coordination

The only time I have this week is tomorrow afternoon.

**Jerad Boyd**  
Staking Technician

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**From:** Nate Lucht <[Nate@bigvalleyconstruction.com](mailto:Nate@bigvalleyconstruction.com)>

**Sent:** Tuesday, April 7, 2026 2:33 PM

**To:** Jerad Boyd <[jboyd@mpei.com](mailto:jboyd@mpei.com)>; Alex Walz <[alex.walz@evstudio.com](mailto:alex.walz@evstudio.com)>; Dan Hefty <[dan.hefty@evstudio.com](mailto:dan.hefty@evstudio.com)>

**Cc:** Joseph Zach <[Joseph@bigvalleyconstruction.com](mailto:Joseph@bigvalleyconstruction.com)>; Josh Pettersen <[josh@bigvalleyconstruction.com](mailto:josh@bigvalleyconstruction.com)>

**Subject:** [External] Summit Apartments Design Coordination

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Jerad,

We have a project in planning stages right now that is going behind The Roofing Company here in Granby. The design team (included on this email) would like to set up a meeting to discuss some items that they need clarification on in order to keep moving forward on their design.

Items for discussion include:

1. Confirm service of the area, we anticipate 3-Phase 208V but wanted to confirm our assumption as this effects design loads. This was the main item that needs to be discussed.
2. Confirm transformer service locations
3. Confirm meter locations
4. Confirm any solar ready items that may be required or specific design items that we would need to document

Do you have any time this week for a Team's Meeting?

**Nate Lucht**

Big Valley Construction

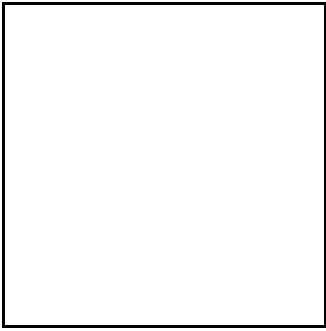
970-219-8817 (c)

[nate@bigvalleyconstruction.com](mailto:nate@bigvalleyconstruction.com)



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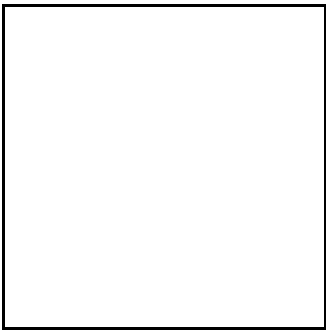
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