



Honor Charter School - No. EP-27-0008

From Malcolm Mulroney <mmulroney@waltzconstruction.com>

Date Thu 9/17/2026 7:44 AM

To acrandall@mines.edu <acrandall@mines.edu>

Cc Dominic Chapman <dchapman@waltzconstruction.com>; Brian Campbell <bcampbell@tait.com>; Nathaniel Ramstetter <namstetter@TAIT.COM>; tammy <tammy@highmarkschools.com>

 2 attachments (2 MB)

Pages from Honor - Soils & Geology_07_27_26 (updated map) - Print.pdf; Geology Response.pdf;

External
Email.

Good morning Amy, I'm following up on my voice mail from yesterday about the Honor Charter school located in El Paso County, town of Peyton.

I appreciated your review as it highlighted many of the items we factored into the design but unfortunately aren't expressed in the report. Do you have time today (09.17.2026) for a phone call or quick meeting? My cell is 720.445.0400 or let me know and I can get something on the calendar.

Attached is an updated site plan with the Bore info and grading plan added, I'm hoping this will address item 1 and support 3 & 4.

I'm a visual person (because I think it helps see solutions) so I used the text colour to indicate ground water - Blue for water and gray for no water (even after 24hrs)

I think used the box frame to indicate cut/fill at the bore that had water - red being cut (caution) and fill purple (consider)

Item 2 - Update spec and SDP, thank you for this note, we had been using the updated reports but hadn't updated the notes or spec, this will be correct today

Item 3 - ground water

As you mentioned in the report, we included the foundation drain even with the 3-5ft of will at the building site as a precaution. At the pond we internally shallowed the pond as much as possible, balancing the cut condition along the north side (of the pond) with the required volume. As a result, we were able to keep the cut to 4ft at the northside (see Bore #08) and almost at grade along the south (street). Additionally, the 3 closest bores (Bore #04, #07, #09) all shoed no ground water. As a result, we felt this would address any season conditions at the pond as it mimics a lot of the existing condition and is similar to improvements in the area.

Item 4 - lose soils

Unfortunately, the report doesn't capture the numerous meetings we had between the Geotech, Civil, and Structural engineer early on reviewing foundation design. The baring capacity of the soils was closely considered in the foundation design, and the structural engineer is drafting a letter which will be available later this morning.

I hope this highlights our intention at Waltz to be an exceptional Design Builder and addresses the concerns in the report.

Please let me know if you have any questions or how we can formalise our response.

Cheers
Malcolm Mulroney

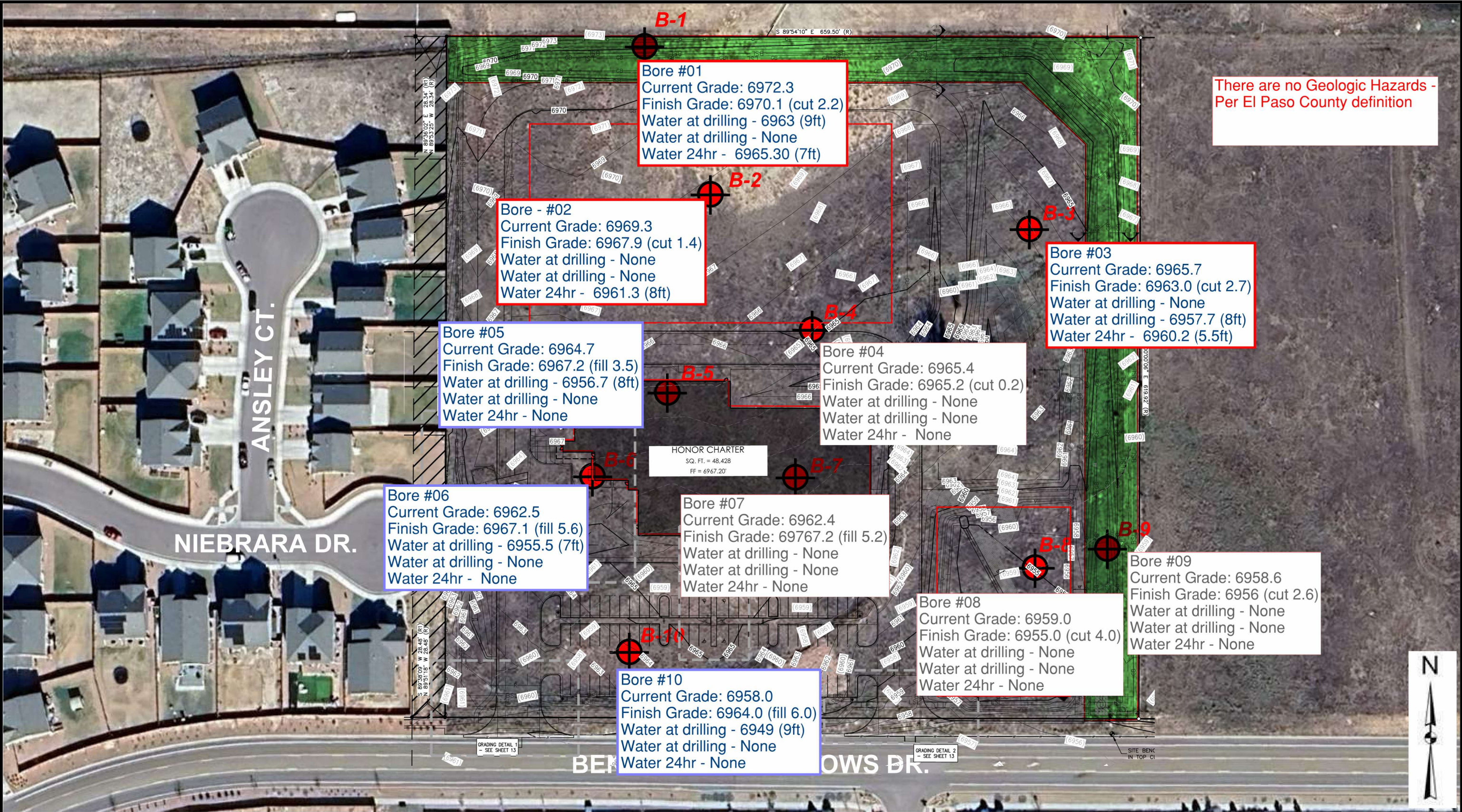


Malcolm Mulroney

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Note: Not to Scale.

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REFERENCE

Base Image obtained from Google Earth Pro, 2025.

LEGEND

 **B-1** Approximate Boring Location



VIVID Engineering Group, Inc.
1053 Elkton Drive
Colorado Springs, CO 80907
719-896-4356

Project No. D25-2-1113

Date: 2/11/2026

Drawn by: SAM

Reviewed by: MBR

**FIELD EXPLORATION PLAN
(AERIAL)**

Proposed Honor Charter School Development
Bent Grass Meadows Drive
Peyton, Colorado

FIGURE

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