SF 21-20

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between CHALLENGER COMMUNITIES, LLC., hereinafter called the "Subdivider," and El Paso County by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter called the "County," shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Subdivider, as a condition of approval of the final plat of FALCON MEADOWS AT BENT GRASS FILING NO.1 subdivision wishes to enter into a Subdivision Improvements Agreement, as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code incorporated herein; and

WHEREAS, pursuant to the same authority, the Subdivider is obligated to provide security or collateral sufficient in the judgment of the Board of County Commissioners to make reasonable provision for completion of certain public improvements set forth on <u>Exhibit A</u> attached hereto and incorporated herein; and

WHEREAS, the Subdivider wishes to provide collateral to guarantee performance of this Agreement including construction of the above-referenced improvements by means of a Performance Bond.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdivider and the County agree as follows:

- 1. The Subdivider agrees to construct and install, at his sole expense, all of those improvements as set forth on Exhibit A attached hereto. To secure and guarantee performance of its obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM. Security and collateral shall be posted in the form of a performance or property bond issued by Harco National Insurance Company as corporate surety in the amount of \$2,282,220.18.
- 2. Subdivider is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Subdivider shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if Subdivider allows collateral to lapse at any time, no lots in the subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the improvements identified on Exhibit A have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by Board of County Commissioners is required.
- 3. No lots in the subdivision shall be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued until and unless the required improvements for the subdivision have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within the subdivision may be sold, conveyed or transferred and / or have building permits issued upon receipt of collateral acceptable to the County, pursuant to this Agreement, which is sufficient to guarantee construction of the improvements in the attached Exhibit A.
- 4. The Subdivider agrees that all of those certain public improvements to be completed as identified on Exhibit A shall be constructed in compliance with the following:

Chuck Broerman 12/22/2021 11:44:49 AM

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- a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
- b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
- 5. All improvements shall be completed by the Subdivider, meeting all applicable standards for preliminary acceptance, within 24 (twenty-four) months from the date of notice to proceed in the Construction Permit for the Subdivision. If the Subdivider determines that the completion date needs to be extended, the Subdivider shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Subdivision may be extended one time, for a period no longer than 6 months at the discretion of the ECM Administrator. Any additional requests for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.
- 6. It is mutually agreed pursuant to the provisions of Section 30-28-137 (3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Subdivision Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of this article. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.
- 7. It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Subdivider may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the Board determines that any of such improvements are not constructed in substantial compliance with specifications it shall furnish the Subdivider a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdivider will not construct any or all of the improvements in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.
- 8. The Subdivider agrees, and both parties acknowledge that the construction of the improvements identified and guaranteed through this Subdivision Improvements Agreement shall follow the inspection, collateral, and acceptance process that is identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include among other things, a Preliminary Acceptance process, replacement of performance collateral with appropriate Warranty collateral at that time, and a 2-year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.

- 9. The Subdivider agrees to provide the County with a title insurance commitment at time of final platting evidencing that fee simple title of all lands in the subdivision is vested with the subdivider(s).
- 10. The County agrees to approval of the final plat of FALCON MEADOWS AT BENT GRASS FILING NO. 1 Subdivision subject to the terms and conditions of this Agreement.
- 11. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.
- 12. This Agreement shall take effect on the date of approval of the Final Plat by the Board of County Commissioners.
- 13. The Subdivider agrees for itself and its successors and assigns that Subdivider and/or its said successors and assigns shall be required to pay road impact fees in accordance with the El Paso County Road Impact Fee Program at or prior to the time of building permit submittals.

IN WITNESS WHEREOF, the parties have hereunto set their hands and scals the day and year below written.

BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

The second secon	By:	
(Date Final Plat Approved)	Stan VanderWerf, Chair	
ATTEST:		
County Clerk and Recorder	- Common	
Approved as to form:		
Lori L. Leagu County Attorney's Office	make a tanana a	
	CHALLENGER COMMUNITIES, LLC	
	By: Representative	2
Subscribed, sworn to and acknowled by the parties above named.	Notary Public State of Colorado Notary ID # 20134054579	, 20 <i>21</i> .
My commission expires: $\sum \partial$	My Commission Exp. (es 08-26-2025	
	Notary Public	and a state of the

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IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year below written.

12/22/2021 (Date Final Plat Approved)	BOARD OF COUNTY, COLORADO By: Craig Dossey, Executive Director Planning and Community Development Authorized signatory pursuant to LDC	ma de una estra de envolución del
Notary:	ELENA RENE KREBS NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20214015204 MY COMMISSION EXPIRES APRIL 16, 2025	
Approved as to form: Lori Z. Leagu County Attorney's Office		

CHALLENGER COMMUNITIES, LLC

By:

Representative

Subscribed, sworn to and acknowledged before me this State of Colorado Notary Public State of Colorado Notary ID # 20134054579

My Commission Expires 08-26-2025

Notary Public

EXHIBIT A FINANCIAL ASSURANCE FORM – FALCON MEADOWS AT BENT GRASS FILING NO. 1 & GEC

2021 Financial Assurance Estimate Form

(with pre-plat construction)

Updated: 12/22/2020

Near Mandaum at Boat Cross Elling No. 1			NFORMATION 7/17/2021			e.	F-21-020
alcon Meadows at Bent Grass Filing No. 1	-	•				PCD File No.	-c1-04V
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Sediment Basin	1	EA	\$ 1,824.00	_ :	1,824.00		1,82
Concrete Washout Basin	2	EA	\$ 932.00		1,864.00		1,864
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Subject to defect warranty financial assurance. A minimum of 20% shall be sined until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) CIACN 2 BLIC INPROVEMENTS CONSTRUCTION Traffic Control aggregate Base Course (135 lbs/cf) 8" Thick aggregate Base Course (135 lbs/cf) 8" Thick aggregate Base Course (135 lbs/cf) asphalt Pavement (3" thick) asphalt Pavement (6" thick) asphalt Pavement (6" thick) asphalt Pavement (6" thick) asphalt Pavement (6" thick) asphalt Pavement (147 lbs/cf) 4 " thick aggregate Base Course (135 lbs/cf) asphalt Pavement (4" thick) asphalt Pavement (4" thick) asphalt Pavement (5" thick) asphalt Pavement (147 lbs/cf) 4 " thick aggregate Base Course (135 lbs/cf) asphalt Pavement (4" thick) asphalt Pavement (4" thick) asphalt Pavement (4" thick) asphalt Pavement (5" thick) asphalt Pavement (6" thick) asphalt Pavement (147 lbs/cf) 4 " thick aggregate Base Course (135 lbs/cf) asphalt Pavement (6" thick) asphalt Pavement (147 lbs/cf) 4 " thick are thick (147 lbs/cf) 4 " thick are thick (147 lbs/cf) 4 " thick asphalt Pavement (147 lbs/cf) 5 " Sidewalk (common areas only) 5 " Sidewalk (common areas only)	1,709 4 4 14 2 2 552 3,433	LS Tons CY SY SY Tons SF EA EA SF SF EA LF LF LF SY SY	\$ 5,000.00 \$ 29.00 \$ 52.00 \$ 14.50 \$ 20.00 \$ 30.00 \$ 91.00 \$ 300.00 \$ 14.00 \$ 24.00 \$ 25.00 \$ 31.00 \$ 31.00 \$ 31.00 \$ 35.00 \$ 31.00 \$ 37.00 \$		5,000.00 108,460.00 155,519.00 1,244.00 4,200.00 17,112.00 106,423.00 144,274.00		\$ 5,0040. \$ 5,000 \$ 108,466 \$ 155,516 \$ 1,246 \$ 416 \$ 17,111 \$ 106,420
Subject to defect warranty financial assurance. A minimum of 20% shall be sined until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) CLICA 2 BELL IMPROVEMENTS CONSTRUCTION Traffic Control Oggregate Base Course (135 lbs/cf) 8" Thick oggregate Base Course (135 lbs/cf) 8" Thick oggregate Base Course (135 lbs/cf) osphalt Pavement (3" thick) osphalt Pavement (6" thick) osphalt Pavement (6" thick) osphalt Pavement (6" thick) osphalt Pavement (6" thick) osphalt Pavement (147 lbs/cf) 4 " thick osphalt Pavement (147 lbs/cf) 4 " thick osphalt Pavement (147 lbs/cf) 5 " thick osphalt Pavement (147 lbs/cf) 6" (147 lbs/cf) osphalt Pavement (147 lbs/cf) 7 " thick osphalt Pavement (147 lbs/cf) 8 " thick osphalt Pavement (147 lbs/cf) 8 " thick osphalt Pavement Marking osphalt Pavem	1,709 1,709 4 14 2 552 3,433 2,327	LS Tons CY SY SY Tons SF EA EA LF LF LF SY SY SY SF	\$ 5,000.00 \$ 29.00 \$ 52.00 \$ 14.50 \$ 20.00 \$ 30.00 \$ 91.00 \$ 300.00 \$ 14.00 \$ 24.00 \$ 24.00 \$ 25.00 \$ 31.00 \$ 31.00 \$ 31.00 \$ 30.00 \$ 99.00		5,000.00 108,460.00 155,519.00 1,244.00 4,200.00 17,112.00 106,423.00		\$ 228,040. \$ 5,000 108,466 \$ 155,510 \$ 1,244 4,200 \$ 410 \$ 17,111 \$ 106,427
Subject to defect warranty financial assurance. A minimum of 20% shall be inted until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) CTROM 2 - PUBLIC IPPOVERENTS PADWAY IMPROVEMENTS construction Traffic Control aggregate Base Course (135 lbs/cf) 8" Thick aggregate Base Course (135 lbs/cf) 8" Thick aggregate Base Course (135 lbs/cf) asphalt Pavement (3" thick) asphalt Pavement (4" thick) asphalt Pavement (6" thick) asphalt Pavement (6" thick) asphalt Pavement (147 lbs/cf) asp	1,709 4 14 2 552 3,433 2,327	LS Tons CY SY SY Tons SF EA EA EA LF LF LF SY SY SY SY SY SY SY SY SY	\$ 5,000.00 \$ 29.00 \$ 14.50 \$ 20.00 \$ 30.00 \$ 91.00 \$ 311.00 \$ 24.00 \$ 24.00 \$ 25.00 \$ 31.00 \$		5,000.00 108,460.00 155,519.00 1,244.00 4,200.00 17,112.00 106,423.00 144,274.00		\$ 228,040. \$ 5,00 108,466 \$ 155,51 \$ 1,24 \$ 4,20 \$ 17,11 \$ 106,42 \$ 144,27
Subject to defect warranty financial assurance. A minimum of 20% shall be ined until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) CIRON 2 - RUBLIC INPROVEMENTS PADWAY IMPROVEMENTS Onostruction Traffic Control ggregate Base Course (135 lbs/cf) 8" Thick ggregate Base Course (135 lbs/cf) 8" Thick ggregate Base Course (135 lbs/cf) sphalt Pavement (3" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) 4_" thick raised Median, Paved regulatory Sign/Advisory Sign reduce/Street Name Sign poxy Pavement Marking hermoplastic Pavement Ma	1,709 4 4 14 2 2 552 3,433 2,327	LS Tons CY SY SY Tons SF EA EA LF LF LF SY SY SY SY LF	\$ 5,000.00 \$ 29.00 \$ 52.00 \$ 14.50 \$ 20.00 \$ 91.00 \$ 300.00 \$ 91.00 \$ 300.00 \$ 311.00 \$ 24.00 \$ 24.00 \$ 25.00 \$ 31.00 \$ 31.00		5,000.00 108,460.00 155,519.00 1,244.00 4,200.00 17,112.00 106,423.00 144,274.00 23,800.00 9,072.00		\$ 228,040. \$ 5,00 108,46 \$ 155,51 \$ 1,24 \$ 4,20 \$ 17,11 \$ 106,42 \$ 144,27 \$ 23,80 \$ 9,07
Subject to defect warranty financial assurance. A minimum of 20% shall be sined until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) CIACH 2- RUBLIC INPROVEMENTS CONSTRUCTION Traffic Control (aggregate Base Course (135 lbs/cf) 8" Thick (aggregate Base Course (135 lbs/cf) 8" Thick (aggregate Base Course (135 lbs/cf) (asphalt Pavement (3" thick) (asphalt Pavement (4" thick) (asphalt Pavement (6" thick) (asphalt Pavement (6" thick) (asphalt Pavement (6" thick) (asphalt Pavement (147 lbs/cf) 4_" thick (assed Median, Paved (assed Median, Paved (assed Median, Paved (assed Median, Paved (assed Median, Pavent Marking (assed Assertion Marking (assed Assertion Marking (assertion	1,709 4 14 2 552 3,433 2,327	LS Tons CY SY SY Tons SF EA EA LF LF LF SY SY SY SY LF LF LF	\$ 5,000.00 \$ 29.00 \$ 52.00 \$ 14.50 \$ 20.00 \$ 30.00 \$ 91.00 \$ 300.00 \$ 300.00 \$ 24.00 \$ 207.00 \$ 25.00 \$ 31.00 \$ 31.00		5,000.00 108,460.00 108,460.00 155,519.00 1,244.00 4,200.00 17,112.00 106,423.00 144,274.00 23,800.00 9,072.00 30,400.00		\$ 228,040. \$ 5,00 108,46 \$ 155,51 1,24 4,20 41 17,11 106,42 144,27 5 23,80 9,07 30,40
Subject to defect warranty financial assurance. A minimum of 20% shall be ained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) **CILCULA 2" ** DELIC INPROVEMENTS** CONSTRUCTION Traffic Control Organizate Base Course (135 lbs/cf) 8" Thick Organizate Base Course (135 lbs/cf) 8" Thick Organizate Base Course (135 lbs/cf) Organizat	1,709 4 4 14 2 2 552 3,433 2,327	LS Tons CY SY SY Tons SF EA EA SF EA LF LF LF SY SY SY EA	\$ 5,000.00 \$ 29.00 \$ 52.00 \$ 14.50 \$ 20.00 \$ 30.00 \$ 91.00 \$ 300.00 \$ 14.00 \$ 24.00 \$ 207.00 \$ 25.00 \$ 31.00 \$		5,000.00 108,460.00 108,460.00 155,519.00 1,244.00 4,200.00 17,112.00 106,423.00 144,274.00 23,800.00 9,072.00 30,400.00		\$ 228,040. \$ 5,000 108,46 \$ 155,51 \$ 1,24 \$ 4,20 \$ 17,11 \$ 106,42 \$ 144,27 \$ 23,80 9,07 30,40
Subject to defect warranty financial assurance. A minimum of 20% shall be sined until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) ECTION 2 - IDEA C PROVENTIS CONSTRUCTION Traffic Control Aggregate Base Course (135 lbs/cf) 8" Thick Aggregate Base Course (135 lbs/cf) 8" Thick Aggregate Base Course (135 lbs/cf) Asphalt Pavement (3" thick) Asphalt Pavement (4" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf) 4 " thick Asphalt Pavement (147 lbs/cf) Aggregate Base Course (135 lbs/cf) Asphalt Pavement (147 lbs/cf) Asphalt Pavement (148 lbs/cf) Asphalt Pa	1,709 4 4 14 2 2 552 3,433 2,327	LS Tons CY SY SY Tons SF EA EA SF SF EA LF	\$ 5,000.00 \$ 29.00 \$ 52.00 \$ 14.50 \$ 20.00 \$ 30.00 \$ 91.00 \$ 300.00 \$ 14.00 \$ 24.00 \$ 22.00 \$ 31.00 \$		5,000.00 108,460.00 108,460.00 1,244.00 4,200.00 17,112.00 106,423.00 144,274.00 23,800.00 9,072.00 30,400.00		\$ 228,040. \$ 5,000 \$ 108,466 \$ 155,516 \$ 1,246 \$ 41. \$ 17,111 \$ 106,422 \$ 144,276 \$ 23,800 \$ 9,07 \$ 30,400
Subject to defect warranty financial assurance. A minimum of 20% shall be sined until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) CTICK 2 - RUBLE 1 PROVERENTS CONSTRUCTION 12 - RUBLE 1 PROVERENTS CONSTRUCTION 1	1,709 4 4 14 2 2 552 3,433 2,327	LS Tons CY SY SY Tons SF EA EA EA LF LF LF SY SY SY LF	\$ 5,000.00 \$ 29.00 \$ 52.00 \$ 14.50 \$ 20.00 \$ 91.00 \$ 30.00 \$ 91.00 \$ 311.00 \$ 24.00 \$ 24.00 \$ 25.00 \$ 31.00 \$		5,000.00 108,460.00 108,460.00 1,244.00 4,200.00 17,112.00 106,423.00 144,274.00 23,800.00 9,072.00 30,400.00		\$ 228,040. \$ 5,000 108,46 \$ 155,51 \$ 1,24 \$ 4,20 \$ 17,11 \$ 106,42 \$ 144,27 \$ 23,80 9,07 30,40
Subject to defect warranty financial assurance. A minimum of 20% shall be ained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) ECTION 2** LUBEC APPOVEMENTS CONSTRUCTION Traffic Control Aggregate Base Course (135 lbs/cf) 8" Thick Aggregate Base Course (135 lbs/cf) 8" Thick Aggregate Base Course (135 lbs/cf) Asphalt Pavement (3" thick) Asphalt Pavement (4" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf) 4_" thick Raised Median, Paved Regulatory Sign/Advisory Sign Builde/Street Name Sign Epoxy Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type I Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type B (Median) Curb and Gutter, Type B (Median) Curb and Gutter, Type C (Ramp) It Sidewalk St Sidewalk St Sidewalk St Sidewalk St Sidewalk Cedestrian Ramp Cross Pan, local (8" thick, 6' wide to include return) Cross Pan, collector (9" thick, 8' wide to include return) Curb Chase Guardrail Type 7 (Concrete) Guardrail Type 7 (Concrete)	1,709 4 4 14 2 2 552 3,433 2,327	LS Tons CY SY SY SY Tons SF EA EA LF LF LF SY SY SY SY LF LF EA LF LF LF EA LF LF LF LF EA LF LF LF LF LF EA LF	\$ 5,000.00 \$ 29.00 \$ 52.00 \$ 14.50 \$ 20.00 \$ 91.00 \$ 300.00 \$ 91.00 \$ 300.00 \$ 311.00 \$ 24.00 \$ 24.00 \$ 207.00 \$ 31.00 \$ 31.00		5,000.00 108,460.00 108,460.00 1,244.00 4,200.00 17,112.00 106,423.00 144,274.00 23,800.00 9,072.00 30,400.00		\$ 228,040. \$ 5,000 \$ 108,466 \$ 155,516 \$ 1,246 \$ 41. \$ 17,111 \$ 106,422 \$ 144,276 \$ 23,800 \$ 9,07 \$ 30,400
Subject to defect warranty financial assurance. A minimum of 20% shall be ained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) ECTION 2** LIBERTS CONSTRUCTION Traffic Control (Aggregate Base Course (135 lbs/cf) 8" Thick (Aggregate Base Course (135 lbs/cf) 8" Thick (Aggregate Base Course (135 lbs/cf) 8" Thick (Asphalt Pavement (3" thick) (Asphalt Pavement (4" thick) (5" thick) (5" thick) (6" Vertical) (5" thick) (6" Vertical) (5" Sidewalk (5" thick) (6" thick, 6" wide to include return) (5" coss Pan, local (6" thick, 6" wide to include return) (5" coss Pan, collector (9" thick, 8" wide to include return) (5" chase (5" thick)	1,709 4 4 14 2 2 552 3,433 2,327	LS Tons CY SY SY Tons SF EA EA LF	\$ 5,000.00 \$ 29.00 \$ 52.00 \$ 14.50 \$ 20.00 \$ 30.00 \$ 91.00 \$ 300.00 \$ 300.00 \$ 24.00 \$ 207.00 \$ 25.00 \$ 31.00 \$ 31.00		5,000.00 108,460.00 155,519.00 1,244.00 4,200.00 17,112.00 106,423.00 144,274.00 23,800.00 9,072.00 30,400.00		\$ 228,040. \$ 5,000 \$ 108,466 \$ 155,516 \$ 1,246 \$ 41. \$ 17,111 \$ 106,422 \$ 144,276 \$ 23,800 \$ 9,07 \$ 30,400
Subject to defect warranty financial assurance. A minimum of 20% shall be ained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) ECTION 2 - DELIC INPROVEMENTS CONSTRUCTION Traffic Control Aggregate Base Course (135 lbs/cf) 8" Thick Aggregate Base Course (135 lbs/cf) 8" Thick Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf) 4_" thick Raised Median, Paved Regulatory Sign/Advisory Sign Builde/Street Name Sign Expoxy Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type I Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type C (Ramp) It Sidewalk (common areas only) St Sidewalk St Sidewalk St Sidewalk Condense Sidewalk St Sidewalk St Sidewalk St Sidewalk St Sidewalk St Sidewall St Sidewa	1,709 4 4 14 2 2 552 3,433 2,327	LS Tons CY SY Tons SF EA EA LF LF LF SY SY SY EA LF	\$ 5,000.00 \$ 29.00 \$ 52.00 \$ 14.50 \$ 20.00 \$ 30.00 \$ 91.00 \$ 300.00 \$ 311.00 \$ 24.00 \$ 207.00 \$ 207.00 \$ 31.00 \$ 31.00		5,000.00 108,460.00 108,460.00 1,244.00 4,200.00 17,112.00 106,423.00 144,274.00 23,800.00 9,072.00 30,400.00		\$ 228,040. \$ 5,000 108,466 \$ 155,51 \$ 1,24 \$ 4,200 \$ 17,11 \$ 106,42 \$ 144,27 \$ 23,600 \$ 9,07 \$ 30,400
Subject to defect warranty financial assurance. A minimum of 20% shall be aimed until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) ECTION 2 - FUBLIC INPROVEMENTS CONSTRUCTION TRAFTIC CONTROI Aggregate Base Course (135 lbs/cf) 8" Thick Aggregate Base Course (135 lbs/cf) Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asph	1,709 4 4 14 2 2 552 3,433 2,327	LS Tons CY SY SY Tons SF EA EA LF	\$ 5,000.00 \$ 29.00 \$ 52.00 \$ 14.50 \$ 20.00 \$ 30.00 \$ 91.00 \$ 300.00 \$ 300.00 \$ 24.00 \$ 207.00 \$ 25.00 \$ 31.00 \$ 31.00		5,000.00 108,460.00 108,460.00 1,244.00 4,200.00 17,112.00 106,423.00 144,274.00 23,800.00 9,072.00 30,400.00		\$ 228,040. 5,000 108,460 108,460 1155,519 1,244 4,200 414 17,117 106,423 144,274 23,800 9,077 30,400

	PROJECT INFORMATION	
Falcon Meadows at Bent Grass Filing No. 1	7/17/2021	SF-21-020
Project Name	Date	PCD File No.

			Unit			•	e-Plat C	onstruction)
escription	Quantity	Units	Cost		Total	% Complete		Remaining
				=	\$ -		\$	•
insert items not listed but part of construction plans]			1	. =	\$ -		\$	-
TORM DRAIN IMPROVEMENTS							1	
Concrete Box Culvert (M Standard), Size (W x H)		LF		_	\$		\$	-
18" Reinforced Concrete Pipe	28	LF	\$ 67.00	=	\$ 1,876.00		\$	1,876.00
24" Reinforced Concrete Pipe	45	LF	\$ 81.00	=	\$ 3,645.00		s	3,645.00
30" Reinforced Concrete Pipe		LF	\$ 100.00		\$ -	1	1	-,
36" Reinforced Concrete Pipe		LF	\$ 124.00	_			I.	_
· · · · · · · · · · · · · · · · · · ·	451	LF	\$ 166.00	<u> </u>	\$ 74,866.00		I.	74,866.00
42" Reinforced Concrete Pipe		LF	The second second		\$ 99,384.00		1:	99,384.00
48" Reinforced Concrete Pipe	492	No. of Both State	field a contract of		1 1 25 5 10 TO 45 25 25 1 5 1	and one and	11	District the second
54" Reinforced Concrete Pipe	225	LF.	\$ 254.00		\$ 57,150.00	وأستنس بدارينا	13	57,150.00
60" Reinforced Concrete Pipe		LF	\$ 298.00		•		15	-
66" Reinforced Concrete Pipe		LF	\$ 344.00	<u>.</u> . =	;\$ - <u>.</u>	Landers of the contra	\$	
72" Reinforced Concrete Pipe		LF	\$ 393.00		•		\$	-
18" Corrugated Steel Pipe		LF	\$ 87.00		\$ -		\$	-
24" Corrugated Steel Pipe	1.41	LF	\$ 99.00	_	\$ -		\$	-
30" Corrugated Steel Pipe		LF	\$ 126.00		\$ -		\$	-
36" Corrugated Steel Pipe		LF	\$ 152.00	=	: Š -		\$	-
42" Corrugated Steel Pipe		LF	\$ 174.00	_	\$		Š	
48" Corrugated Steel Pipe		LF	\$ 184.00			and the second	1	_
54" Corrugated Steel Pipe		LF	\$ 269.00	}			1:	
and the second s		LF	\$ 290.00		1	4411	1:	
60" Corrugated Steel Pipe			4 4	. –			1:	=
66" Corrugated Steel Pipe		LF	\$ 352.00		*		1	•
72" Corrugated Steel Pipe		LF	\$ 414.00	; =	: 5		\$	-
78" Corrugated Steel Pipe		LF	\$ 476.00	-	, \$		\$	-
84" Corrugated Steel Pipe		LF	\$ 569.00	=	\$		\$	-,
Flared End Section (FES) RCP Size = 54	1		\$ 1,524.00		\$ 1,524.00		.	1,524.0
(unit cost = 6x pipe unit cost)		EA	7 -,01		_,	Secretary of the	*	-,02
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA	\$ -	-	·	1 1	\$	-
and the second of the second o	47.00		1.			1000		
End Treatment- Headwall		EA		-	•		13	•
End Treatment- Wingwall		EA		=	*		1	-
End Treatment - Cutoff Wall		EA	1	<u> </u>	-		\$	-
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,736.00	=	; \$ -		 \$	-
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,440.00	=	\$		\$	-
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 8,637.00	=	\$ -		\$	-
Curb Inlet (Type R) L =10', Depth < 5'	1	EA	\$ 7,894.00	_	\$ 7,894.00		\$	7,894.0
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	1	EA	\$ 8,136.00	=	\$ 8,136.00		\$	8,136.0
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 10,185.00	-	\$ -		\$	-
Curb Inlet (Type R) L =15', Depth < 5'	1	EA	\$ 10,265.00	1 =	\$ 10,265.00		Š	10,265.0
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	1	EA	\$ 11,005.00	-	\$ 11,005.00		14	11,005.0
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'	*	ĒA	\$ 12,034.00	: <u>=</u>	¢		1.	11,000.0
	1	EA	\$ 10,940.00				1:	
Curb Inlet (Type R) L =20', Depth < 5'		4		=	•		11	-
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'	was a second	EA	\$ 12,075.00	=	7	1.0	1	•
Grated Inlet (Type C), Depth < 5'	and the second	EA	\$ 4,802.00	= .	\$		\$	
Grated Inlet (Type D), Depth < 5'	1	EA	\$ 5,932.00	=	\$ 5,932.00	1000	Ş	5,932.0
Storm Sewer Manhole, Box Base		EA	\$ 12,034.00	j. –	; \$		\$. •
Storm Sewer Manhole, Slab Base	7	EA	\$ 6,619.00	-	\$ 46,333.00		\$	46,333.0
Geotextile (Erosion Control)		SY	\$ 6.20	=	-		\$	-
Rip Rap, d50 size from 6" to 24"	10	Tons	\$ 83.00	•	\$ 830.00	l	\$	830.0
Rip Rap, Grouted		Tons	\$ 98.00		s -	· .	\$	-
Drainage Channel Construction, Size (W x H)		LF		=	: \$ -	I .	\$	-
Drainage Channel Lining, Concrete		CY	\$ 590.00	-	\$ -		\$	-
Drainage Channel Lining, Concrete Drainage Channel Lining, Rip Rap	118	CY	\$ 116.00	1 - 2 -	\$ 13,688.00		14	13,688.0
	- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		\$ 1,520.00	1 - 1			1:	1,520.0
Drainage Channel Lining, Grass	1	AC	1,520.00		\$ 1,520.00	I - 33	12	1,520.0
Drainage Channel Lining, Other Stabilization			the state of the second	, . 	-		1.	-
Large terrelation of the first first	1			. .	-		\$	-
[Insert items not listed but part of construction plans] Subject to defect warranty financial assurance. A minimum of 20% shall be			. 1	=	\$		\$	

	PROJECT INFORMATION	
Falcon Meadows at Bent Grass Filing No. 1	7/17/2021	SF-21-020
Project Name	Date	PCD File No.

		1	Unit		-		(with Pre-Pi	at Construction)
Description	Quantity	Units	Cost	1		Total	% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IM	PROVEMENTS (Private or D	istrict and NO	T Mainta	ined by	EPC)**		
ROADWAY IMPROVEMENTS								
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STORM DRAIN IMPROVEMENTS (E)	ception: Permanent	Pond/BMP shal	I be itemized unde	r Section 1)				
		1		=	\$	-		-
				-	• \$	-		-
				-	; \$	•		
		1	1	-	\$	•		•
en and a second of the second	:			1 =	\$	-	اً ا	-
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VATER SYSTEM IMPROVEMENTS					•		' '	
Water Main Pipe (PVC), Size 8"	. 1.2	62 LF	\$ 66.00	· -	ė	83,292.00	اء ا	83,292.0
Water Main Pipe (Ductile Iron), Size 8"	-/-	LF	\$ 78.00		T.	00/252.00		03,232,0
Gate Valves, 8"		14 EA	\$ 1,923.00			26,922.00		26,922.0
Fire Hydrant Assembly, w/ all valves	constructs on	6 EA	\$ 6,828.00		- 7		<u> </u>	A CONTRACTOR
A CO. The Control of C					\$	40,968.00		40,968.0
Water Service Line Installation, inc. tap and valves		71 EA	\$ 1,370.00	=	\$	97,270.00	\$	97,270.0
Fire Cistern Installation, complete		EA		-	\$	-	\$	•
		f	1	=	\$	•	\$	-
[insert items not listed but part of construction plans]			i	-	\$	•	\$	
SANITARY SEWER IMPROVEMENTS							l. l	
Sewer Main Pipe (PVC), Size 8"	2,3	40 LF	\$ 66.00	· =	\$	154,440.00	\$	154,440.0
Sanitary Sewer Manhole, Depth < 15 feet		15 EA	\$ 4,540.00	·	\$	68,100.00	\$	68,100.0
Sanitary Service Line Installation, complete		71 EA	\$ 1,451.00	· .	\$	103,021.00	\$	103,021.0
Sanitary Sewer Lift Station, complete		EA.		=	\$	•		
				_	\$	-	s	
[insert items not listed but part of construction plans]		100		_	2			-
ANDSCAPING IMPROVEMENTS	(For subdivision	specific conditi	on of approval, or	PHD)	! T			
LANDSCAPING IMPROVEMENTS		1 LS	\$ 515,200.86		14	515,200.86	· · ·	515,200.8
The state of the s		EA EA	# JIJ,200.00			313,200.00		313,200.0
The second secon	* 1	EA	Į	_	7	-		
- 	1 .	. — .		=	• •	-		•
	. L.	EA		-	\$	-	\$	-
	1. A.d.	EA	4 12 200	. =	\$	- 	\$	
- Section 3 is not subject to defect warranty requirements		Sec	tion 3 Subtota	I =	\$ 1	L,089,213.86	i s	1,089,213.86

	PROJECT INFORMATION	
Falcon Meadows at Bent Grass Filing No. 1	7/17/2021	SF-21-020
Project Name	Date	PCD File No.

	1	Unit			(with Pre-Plat Construction)	
scription Quantity	Units	Cost		 Total	% Complete	Remaining
-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)	LŞ	\$ 10,000.00	=	\$ 10,000.00	\$	10,000.00
ND/BMP CERTIFICATION (inc. elevations and volume calculations)	LS	\$ 5,000.00	=	\$ 5,000.00	. \$	5,000.00

Total Construction Financial Assurance \$ 2,282,220.18

(Sum of all section subtotals plus as-builts and pond/BMP certification)

dentified as (*). To be collateralized at time of preliminary acceptance)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) \$ 2,282,220.18

(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance \$

ng and Erosion Control Plan and Construction Drawings associated with the Project.

226,929,20

Approvals

I hereby certify that this is an accurate and complete estimate

Engineer (P.E. Seal Required)

Byers Jim Byers, VP of Community Development

09/20/21

Date

APPROVED
Engineering Department
99/28/2 17 18 97 PM

Approved by El Paso County Engineer / ECM Administrator