

Tech Contractors
ENGINEERING GROUP

Gilbert LaForce
El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs CO, 80910

RE: Reimbursement Request
Detention Pond H
WindingWalk Filing 1 at Meridian Ranch
Grading Plans Approved March 6, 2018

October 7, 2021

Dear Mr. LaForce,

The developers of Meridian Ranch have completed the construction of the regional detention facility know as Pond H. The detention facility is eligible for reimbursements by mention (Pond SR-01) in the approved Haegler Basin Drainage Basin Planning Study, May 2009. The requested reimbursement includes land acquisition engineering, construction cost, and construction supervision minus the amount of credit taken at the time of Final Plat recordation in the amount of \$310,449.00.

Tech Contractors has visually inspected and completed an as-built topographic survey of the detention pond located at WindingWalk Filing 1 at Meridian Ranch and based upon our observations and the data collected, the detention pond has been substantially completed per all approved plans and specifications. The analysis of the as-built pond data indicates the 100-year design storage volume after construction is estimated to be 7.3 ac-ft with a storage elevation of 6974.3 leaving 1.2 feet of freeboard to the spillway. Please see the below chart for more detailed information.

POND H						
	PEAK INFLOW	PEAK OUTFLOW	TOTAL INFLOW	TOTAL OUTFLOW	PEAK STORAGE	PEAK ELEVATION
	CFS	CFS	AC-FT	AC-FT	AC-FT	FT
FINAL DESIGN						
5-YEAR STORM	34	3.1	4.5	2.7	2.8	6971.7
10-YEAR STORM	54	7.8	6.7	4.7	3.7	6972.1
50-YEAR STORM	117	32	14.0	11.3	6.5	6973.1
100-YEAR STORM	153	57	18.1	15.2	7.7	6973.4
AS-BUILT CONDITIONS						
5-YEAR STORM	34	3.2	4.5	2.4	2.5	6971.6
10-YEAR STORM	53	7.8	6.6	4.3	3.4	6971.9
50-YEAR STORM	116	34	13.9	11.2	6.1	6973.1
100-YEAR STORM	151	59	17.9	15.1	7.3	6973.3

The present value of the detention pond (SR-01) reimbursement identified in the 2009 Haegler Basin DBPS was determined by applying the percent increase of the Haegler Basin Fees to the improvement cost identified in Table 7-4, page 70 of the DBPS. The present reimbursement value for Pond SR-01 has been calculated at \$545,324.

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Total Estimate	Construction	Contingencies	Land Cost per Acre ¹	Year	Fee Increase ²
\$ 430,217	\$ 296,701	\$ 133,516	\$ 55,000	2009	6.0%
\$ 430,217	\$ 296,701	\$ 133,516	\$ 55,000	2010	0.0%
\$ 430,217	\$ 296,701	\$ 133,516	\$ 55,000	2011	0.0%
\$ 456,030	\$ 314,503	\$ 141,527	\$ 58,300	2012	6.0%
\$ 456,030	\$ 314,503	\$ 141,527	\$ 58,300	2013	0.0%
\$ 475,639	\$ 328,027	\$ 147,613	\$ 60,807	2014	4.3%
\$ 475,639	\$ 328,027	\$ 147,613	\$ 60,807	2015	0.0%
\$ 498,470	\$ 343,772	\$ 154,698	\$ 63,726	2016	4.8%
\$ 515,916	\$ 355,804	\$ 160,112	\$ 65,956	2017	3.5%
\$ 545,324	\$ 376,085	\$ 169,239	\$ 69,716	2018	5.7%

¹Land Acquisition Cost, Table 6-11, page 63

²El Paso County Drainage Basin Fee Increases

The cost of the completed detention pond totaled \$531,406. This cost includes the actual cost of construction \$177,725. The valuation of construction supervision is set at 10% of the actual cost of construction or \$17,772, engineering design at 15% or \$26,659. The cost of the pond includes the valuation of the land. All of the line items listed below are actual construction costs and are total costs associated with the pond. The silt fence, however, is a prorated value based on the silt fence used in the area of the construction of the pond. See the attached exhibit for more information.

GRADING AND EROSION CONTROL

RICE AND RICE		RIP RAP	\$ 30,705
Strip and Pile Topsoil	\$ 4,353	TRICKLE CHANNEL	\$ 22,425
Replace Piled Topsoil	\$ 4,566	CONTROL STRUCTURE	\$ 26,900
Site Cut to Fill +/- 2 tenths	\$ 13,757	CUT OFF WALL	\$ 13,000
Site Cut Place Outside of Pond	\$ 49,029		
Seed, Mulch & Crimp	\$ 2,060	Sub-total	\$ 103,410
Sub-total	\$ 73,765	TOTAL CONSTRUCTION COST	\$ 179,725

EROSION CONTROL		ENGINEERING DESIGN 15%	\$ 26,959
SILT FENCE	\$ 2,550	CONSTRUCTION SUPERVISION 10%	\$ 17,972
		¹ LAND ACQUISITION COSTS	\$ 306,750

CONCRETE			
42" RCP	\$ 8,680	TOTAL POND H COST	\$ 531,406
42" FES	\$ 1,700		

¹4.4 AC @ \$69,716 per acre

The Drainage Criteria Manual states that three bids need to be obtained for the construction of the pond. GTL, the developer of Meridian Ranch and the entity responsible for the construction of the pond has successfully used Rice and Rice as the contractor for all grading operations for over 20 years. Occasionally GTL has sought alternative bid to verify that Rice and Rice is continuing to provide competitive pricing. Rice and Rice is know for their quality work and the success of Meridian Ranch is a

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testament to their work. Therefore, only two bids have been provided for the earth work. Frazee Construction was responsible for the construction of the control structure, trickle channel and storm drain. GTL has successfully used Frazee for over 10 years without any issue to the workmanship of their product.

The land valuation is based on the land cost per acre valuation established in the approved 2009 DBPS and adjusted by the same rate of increase as the drainage basin fee adjustments by El Paso County. The value found in the DBPS is \$55,000 has been adjusted upwards to \$69,716 based on the drainage basin fee increases. See the attached exhibit showing the area of open space being occupied by the detention pond, 4.4 acres. The land set aside for the for the detention pond is valued at \$306,750.

The total cost of the detention pond is less than the adjusted reimbursement valuation established in 2009 DBPS. The 2018 adjusted detention pond valuation is \$545,324 against the actual Pond H total cost of \$531,406 shows that the entire cost of the pond is eligible for reimbursement. The final drainage report for this project claimed a credit of \$220,957 against the drainage basin fees resulting in a net requested reimbursement of \$310,449.

REIMBURSEMENT VALUE CALCULATION

DBPS Pond Construction Estimate ¹	\$ 430,217
2018 Pond Reimbursement Value ²	\$ 545,324
 TOTAL POND H COST	 \$ 531,406
Deferred drainage fee for Winding	\$ 220,957
REIMBURSEMENT BALANCE	<u>\$ 310,449</u>

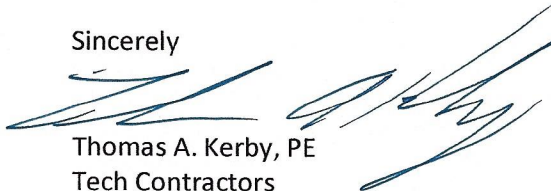
¹Pg 70 Haegler Ranch DBPS

²2018 Present Value based on Basin Fee Increases.

Based upon the visual inspection of the detention pond facilities, the as-built survey data and the engineering analysis of the hydraulic data, it is my opinion that detention facility has been built substantially according to plan and is eligible for reimbursement. Tech Contractors respectfully requests a reimbursement for GTL, Development Inc., the developer of Meridian Ranch in the amount of \$310,449.00

Should you have any questions or concerns please feel free to contact me at 719-495-7444 or by email at tom@meridianranch.com

Sincerely



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