

**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

July 15, 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 \$287,491.00.

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.

Telephone No.: 719.495.7444  
Fax No.: 719.495.7608

12311 Rex Road  
Falcon CO. 80831

Billing Address  
P. O. Box 80036  
San Diego, CA 92138

# Tech Contractors

ENGINEERING GROUP

Total Estimate	Construction	Contingencies	Land Cost per Acre <sup>1</sup>	Year	Fee Increase <sup>2</sup>
\$ 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%
<b>\$ 545,324</b>	<b>\$ 376,085</b>	<b>\$ 169,239</b>	<b>\$ 69,716</b>	<b>2018</b>	<b>5.7%</b>

<sup>1</sup>Land Acquisition Cost, Table 6-11, page 63

<sup>2</sup>El Paso County Drainage Basin Fee Increases

The cost of the completed detention pond totaled \$507,991. 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. The land valuation is based on the land cost per acre valuation established in the approval of increase as the drainage basin fee adjustments by El Paso County. The land valuation of \$5,000 has been adjusted upwards to \$69,716 based on the fee schedule for the detention pond is valued at \$285,836.

Update per email sent on 10/6/21.  
Add a footnote explaining the amount.

\$2,550, added exhibit and additional information provided in narrative.

GRADING AND EROSION CONTROL			
RICE AND RICE		RIP RAP	\$ 30,705
Strip and Pile Topsoil	\$ 4,353	TRICK 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	\$ 177,725
EROSION CONTROL		ENGINEERING DESIGN 15%	\$ 26,659
SILT FENCE	\$ 550	CONSTRUCTION SUPERVISION 10%	\$ 17,772
		<sup>1</sup> LAND ACQUISITION COSTS	\$ 285,836
CONCRETE		TOTAL POND H COST	<b>\$ 507,991</b>
42" RCP	\$ 8,680		
42" FES	\$ 1,700		

<sup>1</sup>4.1 AC @ \$69,716 per acre

Provide an exhibit delineating the 4.1 acre boundary

Updated to 4.4, exhibit added

Update to "Deferred drainage fee for Winding Walk Filing No. 1 plat recordation".

This is not drainage credit but deferred drainage fee equal to the Final Drainage Report pond construction cost estimate. **Revised**

The total cost of the detention pond is less than the adjusted reimbursement 2009 DBPS. The 2018 adjusted detention pond valuation is \$545,324 a of \$507,991 shows that the entire cost of the pond is eligible for reimbursement for this project claimed a credit of \$220,500 against the drainage requested reimbursement of \$287,491.

**FRES:**

RECEIPT NO: \_\_\_\_\_  
PLAT FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_  
SCHOOL: No fee per D49  
PARK: (Amount of this amount credit)  
BRIDGE: BENNETT (\$111,005 CREDIT USED), HAEGLER (\$38,151 CASH)  
DRAINAGE: BENNETT (\$239,389 CASH)  
HAEGLER (\$37,548 CASH)  
HAEGLER [ \$220,957 DEFERRED ]

**REIMBURSEMENT VALUE CALCULATION**

DBPS Pond Construction Estimate <sup>1</sup>	\$	430,217
2018 Pond Reimbursement Value <sup>2</sup>	\$	545,324
<b>TOTAL POND H COST</b>	<b>\$</b>	<b>507,991</b>
Drainage Basin Credit used in Final	\$	220,500
<b>REIMBURSEMENT BALANCE</b>	<b>\$</b>	<b>287,491</b>

<sup>1</sup>Pg 70 Haegler Ranch DBPS

<sup>2</sup>2018 Present Value based on Basin Fee Increases.

Update to \$220,957. Snippet is from the recorded plat **Revised**

Update the balance **Revised**

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 \$287,491.00

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

Thomas A. Kerby, PE  
Tech Contractors  
11886 Stapleton Drive  
Falcon, Colorado 80831

Provide an explanation for only having a single bid submitted versus the criteria in the Drainage Criteria Manual Chapter 3 Section 3.3.2. See below

Added information

- Obtain three (3) sealed bids for constructing the facilities. If the lowest bid exceeds the Engineer's estimated costs as indicated in the drainage report, the City Engineer must review and give approval (or disapproval) before proceeding.