

EXHIBIT C
ESTIMATED INFRASTRUCTURE CAPITAL COSTS

**MEADOWBROOK CROSSING
PUBLIC IMPROVEMENTS SUMMARY**

	Estimate
Design Engineering	\$230,000.00
Construction Surveying	\$185,000.00
Roadway Excavation	\$43,000.00
Roadway Concrete	\$300,000.00
Includes curb and gutter, cross pans, squared returns, transitions, pedestrian ramps, common sidewalk, colored median concrete, subgrade preparation, winter protection, and cleanup	
Utility - Water	\$800,000.00
Utility - Sanitary Sewer	\$20,000.00
Utility Relocations	\$85,000.00
Asphalt Paving	\$600,000.00
Includes asphalt paving, subgrade preparation, and manhole & valve adjustments	
Roadway Landscaping	\$225,000.00
Includes irrigation and sound wall fence	
Erosion Control	\$35,000.00
Installation, Maintenance, & Inspection	
Materials Testing & Pavement Design	\$25,000.00
Street Signs & Striping	\$10,000.00
Traffic Control	\$7,000.00
Permitting	\$6,500.00
Includes Storm water Discharge Permit	
Agency & Utility Agency Review & Inspection	\$19,000.00
Includes Cherokee Metro District, & El Paso County	
Construction Supervision	<u>\$150,000.00</u>
Sub Total	\$2,740,500.00
Meadowbrook Road & Utility Recovery	\$280,000.00
Contingency @ 10%	<u>\$274,050.00</u>
Total Estimated Development Costs / Unit	\$3,294,550.00