

Letter of Intent
East Fork Jimmy Camp Creek and Fontaine Boulevard Bridge Project
July 8, 2019

Owner: LORSON, LLC
212 North Wahsatch Suite 301
Colorado Springs, CO 80903
(719) 635-3200

Applicant/Consultant: Kiowa Engineering
1604 S 21st Street
Colorado Springs, CO 80904
(719) 630-7342

Site Location: Fontaine Boulevard Bridge over East Fork Jimmy Camp Creek including East Fork Jimmy Camp Creek Improvements north of Fontaine Boulevard within the Lorson Ranch development.

Request. This application to request drainage/bridge credits for construction costs associated with construction of approximately 2,800 feet of major drainageway facilities beginning at Fontaine Boulevard and extend upstream to the north property line of the Lorson Ranch Development including the Fontaine Boulevard Bridge over East Fork Jimmy Camp Creek. The intent of this letter is to request El Paso County to review and approve this application for drainage/bridge credits for the above mentioned drainage/bridge infrastructure constructed by Lorson Ranch. Lorson Ranch believes this application satisfies the requirements of the El Paso County Drainage Criterial Manual for establishment of drainage/bridge credits for constructed drainage/bridge improvements.

Lorson Ranch is requesting drainage fee credits of \$984,434.42 and bridge fee credits of \$1,332,662.33 for a total of \$2,317,096.75. This amount is \$20,667.33 less than the amount bid by Tezak Heavy Equipment due to a reduction in the number of HP14x73 piles installed for the bridge construction

Description. As a requirement for future development of the area within Lorson Ranch that has been designated as Lorson Ranch East, the extension of Fontaine Boulevard will be necessary. Fontaine Boulevard will provide one of the two accesses to Lorson Ranch East development. Extension of Fontaine Boulevard will require crossing East Fork Jimmy Camp Creek. A clear span arch bridge has been constructed for this crossing.

It is also a requirement of the County to provide major drainageway improvements for the segment of East Fork Jimmy Camp Creek beginning at the Fontaine Boulevard right-of-way and extending north approximately 2,800 lineal feet, ending at the north property line of Lorson Ranch. The

drainageway stabilization measures are completed and include riprap bank lining, low flow channel grade control structure, maintenance access trail and native revegetation.

The drainageway stabilization measures as proposed have been designed and constructed in general conformance with the 2014 Jimmy Camp Creek Drainage Basin Planning Study (DBPS), and current El Paso County drainage design criteria. At this time the DBPS has not been adopted by the County. The Owner has secured the required regulatory permits. US Army Corps of Engineers 404 Permit has been authorized for the project and a Letter of Map Revision (LOMR) is currently under review by the Federal Emergency Management Agency.

Lorson Ranch secured three bids from local contractors for the drainage/bridge construction. The bids separated out costs associated with the creek improvements and costs associated with the Fontaine Bridge improvements. The construction contract was awarded to Tezak Heavy Equipment. The bids are as follows:

	Tezak Heavy Equipment	Rice and Rice, Inc.	Dwire Earthmoving
East Fork JCC Improvements	\$984,434.42	\$1,187,111.25	\$1,223,411.38
Fontaine Bridge Improvements	\$1,353,329.66	\$1,368,312.70	\$1,847,665.00
total	\$2,317,764.08	\$2,555,423.95	\$3,071,076.38