

TO: BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, STATE OF COLORADO

DATE: September 6, 2022

SUBJECT: Preliminary Release of Subdivision Guaranteed Funds.

NAME OF SUBDIVISION: Falcon Marketplace Subdivision Filing No. 1
FILE REFERENCE: SF-19-001

NAME OF DEVELOPER: Evergreen-Meridian & Woodmen, LLC
2390 E Camelback Rd, Suite 410
Phoenix, AZ 85016

ISSUING AGENT: Lexon Insurance Company
12890 Lebanon Rd
Mt. Juliet, TN 37122

TYPE OF SECURITY: Subdivision Bond No. LICX1197596

ORIGINAL AMOUNT: \$906,151.77

RELEASE REQUEST AMT: \$141,341.42

COMMISSIONERS:

Release of subdivision guaranteed funds has been requested as above noted. Work embraced by the request has been inspected, and a release of funds in the amount of \$141,341.42 is hereby recommended. Contingent upon N/A. Supporting data attached hereto.

APPROVED
Engineering Department

08/24/2022 10:14:45 AM
dsdnijkamp
EPC Planning & Community
Development Department

Joshua Palmer, P.E.
County Engineer

Upon approval, please sign as provided below and authorize the release to the proper audit channel.

RELEASE APPROVED IN THE AMOUNT OF: \$ _____

DATE: _____

CHAIR OF THE
BOARD OF COUNTY COMMISSIONERS

ATTEST: _____
COUNTY CLERK AND RECORDER

COPIES: TREASURER FINANCE DEVELOPMENT SERVICES (2) DEVELOPER

Supporting Data for Release of Guarantied Funds

Subdivision: Falcon Marketplace Subdivision Filing No. 1 File Number: SF-19-001

Original Amount \$4,717,541.89

| Date | Release Type / Reason for Release | Release Amount |
|-----------|-----------------------------------|----------------|
| 3/29/2022 | Partial | \$3,811,390.12 |
| 9/6/2022 | Preliminary | \$141,341.42 |

Released to Date \$3,952,731.54
Remaining Balance \$764,810.35

The release of funds does not imply acceptance. The Developer is responsible to provide a warranty period for the public improvements from the date of the BoCC Preliminary Acceptance.



Lexon Insurance Company

RIDER

TO BE ATTACHED TO AND FORM PART OF

SUBDIVISION BOND (replaced The Guarantee Company of North America USA bond no. 70177849) _____ **NO.** LICX1197596 _____

(Bond Type)

(Bond Number)

IN FAVOR OF BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO _____

(Obligee)

ON BEHALF OF EVERGREEN-MERIDIAN & WOODMEN, LLC _____

(Principal)

EFFECTIVE SEPTEMBER 24th, 2020 _____

(Original Effective Date)

IT IS AGREED THAT, in consideration of the original premium charged for this bond, and any additional premium that may be properly chargeable as a result of this rider,

the Surety, Lexon Insurance Company,
hereby gives its consent to change the bond as follows:

This bond is reduced by \$3,811,390.12 to \$906,151.77 per attached authorization by The Board of County Commissions effective March 29th, 2022

EFFECTIVE: March 29th, 2022

PROVIDED, however that the attached bond shall be subject to all its agreements, limitations, and conditions except as herein expressly modified, and that the liability of the Surety under the attached bond and under the attached bond as changed by this rider shall not be cumulative.

SIGNED, AND SEALED this 12th **day of** April, 2022

Evergreen-Meridian & Woodmen, L.L.C., an Arizona limited liability company
By: Evergreen Development Company-2020, L.L.C., an Arizona limited liability company, Its Manager
By: Evergreen Devco, Inc. a California corporation

Principal

Lexon Insurance Company

Surety

Dana Dragon
Dana Dragon, Principal

Michela Lacrosse
MICHELE LACROSSE, ATTORNEY-IN-FACT



SUBDIVISION BOND

Bond No: LICX1197596
Principal Amount: \$4,717,541.89

KNOW ALL MEN BY THESE PRESENTS, that we Evergreen-Meridian & Woodmen, LLC, as Principal, and Lexon Insurance Company 12890 Lebanon Road, Mt. Juliet, TN 37122 a Corporation authorized to transact surety business in the State of Colorado, as Surety, are held and firmly bound unto the Board of County Commissioners of El Paso County, Colorado, 200 S. Cascade Avenue, Suite 100, Colorado Springs, CO 80903, as Oblige, in the penal sum of Four Million Seven Hundred Seventeen Thousand Five Hundred Forty One and 89/100 (\$4,717,541.89) lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Evergreen-Meridian & Woodmen, LLC has agreed to construct in Falcon Marketplace Subdivision, Filing No.1, in El Paso County, Colorado the following improvements: all public improvements and common development improvements as outlined on the attached Financial Assurance Form for Falcon Marketplace Subdivision, Filing No. 1

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Oblige harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety, upon receipt of a resolution of the Board of County Commissioners of El Paso County indicating that the improvements have not been installed or completed, will complete the improvements or pay to El Paso County such amount up to the Principal amount of this Bond which will allow El Paso County to complete the improvements.

Upon approval by the Board of County Commissioners of El Paso County, this instrument may be proportionately reduced as the public improvements are completed.

In the event of any legal proceeding under this Subdivision Bond, this Subdivision Bond shall be governed by, and interpreted in accordance with, the laws of the State of Colorado. Jurisdiction and venue shall be in the District Court in and for El Paso County, Colorado.

PROVIDED FURTHER, that the said Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Financial Assurance Form, or the work to be performed there- under, or the Specifications and Plans accompanying the same or incorporated by reference into such Financial Assurance Form, shall in anywise affect its obligation on this Bond and it does hereby waive notice of any change, extension of time, alteration or addition to the terms of the Financial Assurance Form, or to the work, or to the Specifications and Plans.

Signed and Sealed this 24th day of September, 2020.

PRINCIPAL

Evergreen-Meridian & Woodmen, L.L.C.,
an Arizona limited liability company

By: Evergreen Development Company -2020, L.L.C.,
an Arizona limited liability company
Its Manager

By: Evergreen Devco, Inc., a California corporation

BY: Dana Dragon
Dana Dragon, Member

SURETY

LEXON INSURANCE COMPANY

BY: M. Lacrosse
Michele Lacrosse, Attorney-In-Fact



POWER OF ATTORNEY

JOINTLY AND SEVERALLY BY THESE PRESENTS, that **Endurance Assurance Corporation**, a Delaware corporation, **Endurance American Insurance Company**, a Delaware corporation, **Lexon Insurance Company**, a Texas corporation, and/or **Bond Safeguard Insurance Company**, a South Dakota corporation, each, a "Company" and collectively, "**Sompo International**," do hereby constitute and appoint: **Michelle Lacrosse, Summer Betting** as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of **Ten Million Dollars (\$10,000,000.00)**.

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019 and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15th day of June, 2019.

Endurance Assurance Corporation
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel

Endurance American Insurance Company
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel

Lexon Insurance Company
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel

Bond Safeguard Insurance Company
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



ACKNOWLEDGEMENT

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: *Amy Taylor*
Amy Taylor, Notary Public - My Commission Expires 5/9/23



CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARIANNE L. WILBERT

; and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."

3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 12th day of April, 2022.

By: *Daniel S. Lurie*
Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - <https://www.treasury.gov/resource-center/sanctions/SDN-List>.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

2019 Financial Assurance Estimate Form (with pre-plate construction)

Updated: 4/18/2019

| PROJECT INFORMATION | | |
|---------------------|-----------|--------------|
| FALCON MARKETPLACE | 2/14/2022 | SF19-001 |
| Project Name | Date | PCD File No. |

| Description | Quantity | Units | Unit Cost | Total | % Complete | Remaining |
|--|-----------|-------|--------------|-----------------|-------------------|----------------------|
| SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs) | | | | | | |
| <i>* Earthwork</i> | | | | | | |
| less than 1,000; \$5,900 min | | CY | \$ 8.00 | = \$ - | | \$ - |
| 1,000-5,000; \$8,000 min | | CY | \$ 6.00 | = \$ - | | \$ - |
| 5,001-20,000; \$30,000 min | | CY | \$ 5.00 | = \$ - | | \$ - |
| 20,001-50,000; \$100,000 min | | CY | \$ 3.50 | = \$ - | | \$ - |
| 50,001-200,000; \$175,000 min | 78,000.00 | CY | \$ 2.50 | = \$ 195,000.00 | 80.00% | \$ 39,000.00 |
| greater than 200,000; \$500,000 min | | CY | \$ 2.00 | = \$ - | | \$ - |
| <i>* Permanent Seeding (inc. noxious weed mgmt.)</i> | 10.40 | AC | \$ 800.00 | = \$ 8,320.00 | 80.00% | \$ 1,664.00 |
| <i>* Mulching</i> | 10.40 | AC | \$ 750.00 | = \$ 7,800.00 | 80.00% | \$ 1,560.00 |
| <i>* Permanent Erosion Control Blanket</i> | 5,900.00 | SY | \$ 6.00 | = \$ 35,400.00 | 80.00% | \$ 7,080.00 |
| <i>* Permanent Pond/BMP Construction (SR4)</i> | 5,000.00 | CY | \$ 20.00 | = \$ 100,000.00 | 80.00% | \$ 20,000.00 |
| <i>* Permanent Pond/BMP Construction (Ponds 2&3)</i> | 3,000.00 | CY | \$ 20.00 | = \$ 60,000.00 | 80.00% | \$ 12,000.00 |
| <i>* Permanent Pond/BMP (Spillway) (SR4)</i> | 1.00 | EA | \$ 40,000.00 | = \$ 40,000.00 | 80.00% | \$ 8,000.00 |
| <i>* Permanent Pond/BMP (Spillway) (Ponds 2&3)</i> | 2.00 | EA | \$ 10,000.00 | = \$ 20,000.00 | 80.00% | \$ 4,000.00 |
| <i>* Permanent Pond/BMP (Outlet Structure) (SR4)</i> | 1.00 | EA | \$ 50,000.00 | = \$ 50,000.00 | 80.00% | \$ 10,000.00 |
| <i>* Permanent Pond/BMP (Outlet Structure) (Ponds 2&3)</i> | 2.00 | EA | \$ 12,000.00 | = \$ 24,000.00 | 80.00% | \$ 4,800.00 |
| <i>Safety Fence</i> | 5,000.00 | LF | \$ 3.00 | = \$ 15,000.00 | 80.00% | \$ 3,000.00 |
| <i>Temporary Erosion Control Blanket</i> | | SY | \$ 3.00 | = \$ - | | \$ - |
| <i>Vehicle Tracking Control</i> | 1.00 | EA | \$ 2,370.00 | = \$ 2,370.00 | 80.00% | \$ 474.00 |
| <i>Silt Fence</i> | 4,900.00 | LF | \$ 2.50 | = \$ 12,250.00 | 80.00% | \$ 2,450.00 |
| <i>Temporary Seeding</i> | 21.80 | AC | \$ 628.00 | = \$ 13,690.40 | 80.00% | \$ 2,738.08 |
| <i>Temporary Mulch</i> | 21.80 | AC | \$ 750.00 | = \$ 16,350.00 | 80.00% | \$ 3,270.00 |
| <i>Erosion Beales</i> | 31.00 | EA | \$ 25.00 | = \$ 775.00 | 80.00% | \$ 155.00 |
| <i>Erosion Logs/Straw Waddle</i> | 115.00 | LF | \$ 5.00 | = \$ 575.00 | 80.00% | \$ 115.00 |
| <i>Rock Check Dams</i> | | EA | \$ 500.00 | = \$ - | | \$ - |
| <i>Inlet Protection</i> | 14.00 | EA | \$ 167.00 | = \$ 2,338.00 | 80.00% | \$ 467.60 |
| <i>Sediment Basin</i> | 4.00 | EA | \$ 1,762.00 | = \$ 7,048.00 | 80.00% | \$ 1,409.60 |
| <i>Concrete Washout Basin</i> | 1.00 | EA | \$ 900.00 | = \$ 900.00 | 80.00% | \$ 180.00 |
| <i>Pond SR4 Clay Liner</i> | 3,200.00 | SY | \$ 2.50 | = \$ 8,000.00 | 80.00% | \$ 1,600.00 |
| <i>Pond SR4 Stabilized Access Road</i> | 38,880.00 | SF | \$ 0.50 | = \$ 19,440.00 | 80.00% | \$ 3,886.00 |
| <i>(insert items not listed but part of construction plans)</i> | | | | | | |
| | | | | 29,307.74 | | 29,307.74 |
| MAINTENANCE (35% of Construction BMPs) | | | | = \$ | | \$ |
| Section 1 Subtotal | | | | = \$ | 668,564.14 | \$ 157,159.02 |

| SECTION 2 - PUBLIC IMPROVEMENTS * | | | | | | |
|--|-----------|------|--------------|-----------------|--------|--------------|
| ROADWAY IMPROVEMENTS | | | | | | |
| Construction Traffic Control | 1.00 | LS | \$ 35,000.00 | = \$ 35,000.00 | 80.00% | \$ 7,000.00 |
| Aggregate Base Course (135 lbs/cf) | | Tons | \$ 28.00 | = \$ - | | \$ - |
| Aggregate Base Course (135 lbs/cf) | 2,232.00 | CY | \$ 50.00 | = \$ 111,600.00 | 80.00% | \$ 22,320.00 |
| Asphalt Pavement (3" thick) | | SY | \$ 14.00 | = \$ - | | \$ - |
| Asphalt Pavement (4" thick) | 13,392.00 | SY | \$ 19.00 | = \$ 254,448.00 | 80.00% | \$ 50,889.60 |
| Asphalt Pavement (6" thick) | | SY | \$ 29.00 | = \$ - | | \$ - |
| Asphalt Pavement (147 lbs/cf) 10" thick | 3,153.00 | Tons | \$ 88.00 | = \$ 277,464.00 | 80.00% | \$ 55,492.80 |
| Raised Median, Paved | 16,802.00 | SF | \$ 8.00 | = \$ 134,416.00 | 80.00% | \$ 26,883.20 |
| Regulatory Sign/Advisory Sign | 25.00 | EA | \$ 300.00 | = \$ 7,500.00 | 80.00% | \$ 1,500.00 |
| Guide/Street Name Sign | 8.00 | EA | \$ 300.00 | = \$ 2,400.00 | 80.00% | \$ 480.00 |
| Epoxy Pavement Marking | 5,674.00 | SF | \$ 13.00 | = \$ 73,762.00 | 80.00% | \$ 14,752.40 |
| Thermoplastic Pavement Marking | 1,584.00 | SF | \$ 23.00 | = \$ 36,432.00 | 60.00% | \$ 14,572.80 |
| Barricade - Type 3 | 9.00 | EA | \$ 200.00 | = \$ 1,800.00 | 80.00% | \$ 360.00 |
| Delineator - Type I | | EA | \$ 24.00 | = \$ - | | \$ - |
| Curb and Gutter, Type A (6" Vertical) | 6,873.00 | LF | \$ 30.00 | = \$ 206,190.00 | 80.00% | \$ 41,238.00 |
| Curb and Gutter, Type B (Median) | 2,372.00 | LF | \$ 30.00 | = \$ 71,160.00 | 80.00% | \$ 14,232.00 |
| Curb and Gutter, Type C (Ramp) | | LF | \$ 30.00 | = \$ - | | \$ - |
| 4" Sidewalk (common areas only) | 3,449.00 | SY | \$ 48.00 | = \$ 165,552.00 | 80.00% | \$ 33,110.40 |
| 5" Sidewalk | | SY | \$ 60.00 | = \$ - | | \$ - |
| 6" Sidewalk | | SY | \$ 72.00 | = \$ - | | \$ - |
| 8" Sidewalk | | SY | \$ 96.00 | = \$ - | | \$ - |
| Pedestrian Ramp | 51.00 | EA | \$ 1,150.00 | = \$ 58,650.00 | 80.00% | \$ 11,730.00 |
| Cross Pan, local (6" thick, 6' wide to include return) | 660.00 | LF | \$ 61.00 | = \$ 40,260.00 | 80.00% | \$ 8,052.00 |
| Cross Pan, collector (9" thick, 8' wide to include return) | 70.00 | LF | \$ 92.00 | = \$ 6,440.00 | 80.00% | \$ 1,288.00 |
| Curb Chase | 2.00 | EA | \$ 1,480.00 | = \$ 2,960.00 | 80.00% | \$ 592.00 |
| Guardrail Type 3 (W-Beam) | 240.00 | LF | \$ 49.00 | = \$ 11,760.00 | 80.00% | \$ 2,352.00 |
| Guardrail Type 7 (Concrete) | | LF | \$ 72.00 | = \$ - | | \$ - |
| Guardrail End Anchorage | 8.00 | EA | \$ 2,098.00 | = \$ 16,784.00 | 80.00% | \$ 3,356.80 |
| Guardrail Impact Attenuator | | EA | \$ 3,767.00 | = \$ - | | \$ - |
| Sound Barrier Fence (CMU block, 8' high) | | LF | \$ 78.00 | = \$ - | | \$ - |

| PROJECT INFORMATION | | | |
|---------------------|-----------|--------------|----------|
| FALCON MARKETPLACE | 2/14/2022 | | SF19-001 |
| Project Name | Date | PCD File No. | |

| Description | Quantity | Units | Unit Cost | Total | (with Pre-Plat Construction) | |
|---|----------|-------|---------------|------------|------------------------------|---------------|
| | | | | | % Complete | Remaining |
| Sound Barrier Fence (panels, 6' high) | | LF | \$ 80.00 | | | |
| Electrical Conduit, Size = | | LF | \$ 16.00 | | | |
| Traffic Signal, complete intersection | 1.00 | EA | \$ 425,000.00 | 425,000.00 | 60.00% | \$ 170,000.00 |
| <i>[insert items not listed but part of construction plans]</i> | | | | | | |
| STORM DRAIN IMPROVEMENTS | | | | | | |
| Concrete Box Culvert (M Standard), Size (W x H) | | LF | | | | |
| 18" Reinforced Concrete Pipe | 593.00 | LF | \$ 65.00 | 38,545.00 | 80.00% | \$ 7,709.00 |
| 24" Reinforced Concrete Pipe | 359.00 | LF | \$ 78.00 | 28,002.00 | 80.00% | \$ 5,600.40 |
| 30" Reinforced Concrete Pipe | 589.00 | LF | \$ 97.00 | 57,133.00 | 80.00% | \$ 11,426.60 |
| 36" Reinforced Concrete Pipe | 274.00 | LF | \$ 120.00 | 32,880.00 | 80.00% | \$ 6,576.00 |
| 42" Reinforced Concrete Pipe | 107.00 | LF | \$ 160.00 | 17,120.00 | 80.00% | \$ 3,424.00 |
| 48" Reinforced Concrete Pipe | 162.00 | LF | \$ 195.00 | 31,590.00 | 80.00% | \$ 6,318.00 |
| 54" Reinforced Concrete Pipe | | LF | \$ 245.00 | | | |
| 60" Reinforced Concrete Pipe | | LF | \$ 298.00 | | | |
| 66" Reinforced Concrete Pipe | | LF | \$ 332.00 | | | |
| 72" Reinforced Concrete Pipe | | LF | \$ 380.00 | | | |
| 18" Corrugated Steel Pipe | | LF | \$ 84.00 | | | |
| 24" Corrugated Steel Pipe | | LF | \$ 96.00 | | | |
| 30" Corrugated Steel Pipe | | LF | \$ 122.00 | | | |
| 36" Corrugated Steel Pipe | | LF | \$ 147.00 | | | |
| 42" Corrugated Steel Pipe | | LF | \$ 168.00 | | | |
| 48" Corrugated Steel Pipe | | LF | \$ 178.00 | | | |
| 54" Corrugated Steel Pipe | | LF | \$ 260.00 | | | |
| 60" Corrugated Steel Pipe | | LF | \$ 280.00 | | | |
| 66" Corrugated Steel Pipe | | LF | \$ 340.00 | | | |
| 72" Corrugated Steel Pipe | | LF | \$ 400.00 | | | |
| 78" Corrugated Steel Pipe | | LF | \$ 460.00 | | | |
| 84" Corrugated Steel Pipe | | LF | \$ 550.00 | | | |
| Flared End Section (FES) RCP Size = 18" | 4.00 | EA | \$ 390.00 | 1,560.00 | 80.00% | \$ 312.00 |
| <i>(unit cost = \$x pipe unit cost)</i> | | | | | | |
| Flared End Section (FES) RCP Size = 24" | 1.00 | EA | \$ 468.00 | 468.00 | 80.00% | \$ 93.60 |
| <i>(unit cost = \$x pipe unit cost)</i> | | | | | | |
| Flared End Section (FES) CSP Size = 30" | 1.00 | EA | \$ 103.00 | 103.00 | 80.00% | \$ 20.60 |
| <i>(unit cost = \$x pipe unit cost)</i> | | | | | | |
| End Treatment- Headwall | 1.00 | EA | \$ 5,000.00 | 5,000.00 | 80.00% | \$ 1,000.00 |
| End Treatment- Wingwall | 1.00 | EA | \$ 9,000.00 | 9,000.00 | 80.00% | \$ 1,800.00 |
| End Treatment - Cutoff Wall | 1.00 | EA | \$ 500.00 | 500.00 | 80.00% | \$ 100.00 |
| Curb Inlet (Type R) L=5', Depth < 5' | | EA | \$ 5,542.00 | | | |
| Curb Inlet (Type R) L=5', 5' ≤ Depth < 10' | 2.00 | EA | \$ 7,188.00 | 14,376.00 | 80.00% | \$ 2,875.20 |
| Curb Inlet (Type R) L=5', 10' ≤ Depth < 15' | | EA | \$ 8,345.00 | | | |
| Curb Inlet (Type R) L=10', Depth < 5' | | EA | \$ 7,627.00 | | | |
| Curb Inlet (Type R) L=10', 5' ≤ Depth < 10' | 10.00 | EA | \$ 7,861.00 | 78,610.00 | 80.00% | \$ 15,722.00 |
| Curb Inlet (Type R) L=10', 10' ≤ Depth < 15' | | EA | \$ 9,841.00 | | | |
| Curb Inlet (Type R) L=15', Depth < 5' | | EA | \$ 9,918.00 | | | |
| Curb Inlet (Type R) L=15', 5' ≤ Depth < 10' | | EA | \$ 10,633.00 | | | |
| Curb Inlet (Type R) L=15', 10' ≤ Depth < 15' | | EA | \$ 11,627.00 | | | |
| Curb Inlet (Type R) L=20', Depth < 5' | | EA | \$ 10,570.00 | | | |
| Curb Inlet (Type R) L=20', 5' ≤ Depth < 10' | | EA | \$ 11,667.00 | | | |
| Grated Inlet (Type C), Depth < 5' | 2.00 | EA | \$ 4,640.00 | 9,280.00 | 80.00% | \$ 1,856.00 |
| Grated Inlet (Type D), Depth < 5' | | EA | \$ 5,731.00 | | | |
| Storm Sewer Manhole, Box Base | 5.00 | EA | \$ 11,627.00 | 58,135.00 | 80.00% | \$ 11,627.00 |
| Storm Sewer Manhole, Slab Base | 5.00 | EA | \$ 6,395.00 | 31,975.00 | 80.00% | \$ 6,395.00 |
| Geotextile (Erosion Control) | 1,000.00 | SY | \$ 6.00 | 6,000.00 | 80.00% | \$ 1,200.00 |
| Rip Rap, d50 size from 6" to 24" | 1,125.00 | Tons | \$ 80.00 | 90,000.00 | 80.00% | \$ 18,000.00 |
| Rip Rap, Grouted | 685.00 | Tons | \$ 95.00 | 65,075.00 | 80.00% | \$ 13,015.00 |
| Drainage Channel Construction, Size (40 W x 4 H) | 800.00 | LF | \$ 20.00 | 16,000.00 | 80.00% | \$ 3,200.00 |
| Drainage Channel Lining, Concrete | | CY | \$ 570.00 | | | |
| Drainage Channel Lining, Rip Rap | | CY | \$ 112.00 | | | |
| Drainage Channel Lining, Grass | 0.75 | AC | \$ 1,469.00 | 1,101.75 | 80.00% | \$ 220.35 |
| Drainage Channel Lining, Other Stabilization | | | | | | |
| 36" Reinforced Concrete Pipe | 1,060.00 | LF | \$ 700.00 | 742,000.00 | 80.00% | \$ 148,400.00 |
| 36" RCP Bend | 1.00 | EA | \$ 1,500.00 | 1,500.00 | 80.00% | \$ 300.00 |

| PROJECT INFORMATION | | |
|---------------------|-----------|--------------|
| FALCON MARKETPLACE | 2/14/2022 | SF19-001 |
| Project Name | Date | PCD File No. |

| Description | Quantity | Units | Unit | | Total | (with Pre-Plat Construction) | |
|--|----------|-------|-------------|---|--------------------------|------------------------------|----------------------|
| | | | Cost | | | % Complete | Remaining |
| 96" RCP Bend | 1.00 | EA | \$ 2,500.00 | = | \$ 2,500.00 | 80.00% | \$ 500.00 |
| Safety rail at pond SR4 outlet structure | 30.00 | EA | \$ 100.00 | = | \$ 3,000.00 | 80.00% | \$ 600.00 |
| Pond MN outlet repair | 1.00 | EA | \$ 2,500.00 | = | \$ 2,500.00 | 80.00% | \$ 500.00 |
| <i>(insert items not listed but part of construction plans)</i> | | | | | | | |
| <i>* - Subject to safety warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)</i> | | | | | | | |
| Section 2 Subtotal | | | | | = \$ 3,283,531.75 | | \$ 748,992.75 |

SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**

ROADWAY IMPROVEMENTS

| | | | | | | | |
|--|--|--|--|--|------|--|------|
| | | | | | \$ - | | \$ - |
| | | | | | \$ - | | \$ - |
| | | | | | \$ - | | \$ - |
| | | | | | \$ - | | \$ - |
| | | | | | \$ - | | \$ - |
| | | | | | \$ - | | \$ - |
| | | | | | \$ - | | \$ - |
| | | | | | \$ - | | \$ - |
| | | | | | \$ - | | \$ - |
| | | | | | \$ - | | \$ - |

STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)

| | | | | | | | |
|--------------------------------|--------|----|-------------|---|--------------|---------|------|
| Storm Sewer Manhole, Slab Base | 4.00 | EA | \$ 6,395.00 | = | \$ 25,580.00 | 100.00% | \$ - |
| 18" Reinforced Concrete Pipe | 258.00 | LF | \$ 65.00 | = | \$ 16,770.00 | 100.00% | \$ - |
| 24" Reinforced Concrete Pipe | 531.00 | LF | \$ 78.00 | = | \$ 41,418.00 | 100.00% | \$ - |
| 30" Reinforced Concrete Pipe | 24.00 | LF | \$ 97.00 | = | \$ 2,328.00 | 100.00% | \$ - |
| | | | | | \$ - | | \$ - |
| | | | | | \$ - | | \$ - |

WATER SYSTEM IMPROVEMENTS

| | | | | | | | |
|---|----------|----|-------------|---|---------------|---------|------|
| Water Main Pipe (PVC), Size 8" | 1,665.00 | LF | \$ 64.00 | = | \$ 106,560.00 | 100.00% | \$ - |
| Water Main Pipe (Ductile Iron), Size 8" | | LF | \$ 75.00 | = | \$ - | | \$ - |
| Gate Valves, 8" | 7.00 | EA | \$ 1,858.00 | = | \$ 13,006.00 | 100.00% | \$ - |
| Fire Hydrant Assembly, w/ all valves | 8.00 | EA | \$ 6,597.00 | = | \$ 52,776.00 | 100.00% | \$ - |
| Water Service Line Installation, inc. tap and valves | 11.00 | EA | \$ 1,324.00 | = | \$ 14,564.00 | 100.00% | \$ - |
| Fire Cistern Installation, complete | | EA | | = | \$ - | | \$ - |
| Water Main Pipe (PVC), Size 12" | 1,640.00 | LF | \$ 80.00 | = | \$ 131,200.00 | 100.00% | \$ - |
| Gate Valves, 12" | 6.00 | EA | \$ 2,400.00 | = | \$ 14,400.00 | 100.00% | \$ - |
| Raw Water Main Pipe (PVC), Size 6" | 1,720.00 | LF | \$ 48.00 | = | \$ 82,560.00 | 100.00% | \$ - |
| Gate Valves, 6" | 2.00 | EA | \$ 1,500.00 | = | \$ 3,000.00 | 100.00% | \$ - |
| <i>(insert items not listed but part of construction plans)</i> | | | | | | | |

SANITARY SEWER IMPROVEMENTS

| | | | | | | | |
|--|----------|----|-------------|---|---------------|---------|------|
| Sewer Main Pipe (PVC), Size 8" | 1,915.00 | LF | \$ 64.00 | = | \$ 122,560.00 | 100.00% | \$ - |
| Sanitary Sewer Manhole, Depth < 15 feet | 7.00 | EA | \$ 4,386.00 | = | \$ 30,702.00 | 100.00% | \$ - |
| Sanitary Service Line Installation, complete | 11.00 | EA | \$ 1,402.00 | = | \$ 15,422.00 | 100.00% | \$ - |
| Sanitary Sewer Lift Station, complete | | EA | | = | \$ - | | \$ - |
| | | | | | \$ - | | \$ - |
| | | | | | \$ - | | \$ - |

LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)


| | | | | | | | |
|------------------------|--------|----|--------------|---|--------------|---------|------|
| Screen wall fence | 720.00 | LF | \$ 80.00 | = | \$ 57,600.00 | 100.00% | \$ - |
| Roundabout landscaping | 1.00 | EA | \$ 10,000.00 | = | \$ 10,000.00 | 100.00% | \$ - |

| PROJECT INFORMATION | | | | | | |
|---------------------------|-------------|--|--|--|---------------------|----------|
| FALCON MARKETPLACE | 2/14/2022 | | | | | SF19-001 |
| Project Name | Date | | | | PCD File No. | |

| Description | Quantity | Units | Unit | | Total | (with Pre-Plat Construction) | |
|---|----------|-------|------|------|------------------------|------------------------------|-------------|
| | | | Cost | | | % Complete | Remaining |
| | | EA | = | \$ | - | | \$ - |
| | | EA | = | \$ | - | | \$ - |
| | | EA | = | \$ | - | | \$ - |
| Section 3 Subtotal | | | | | = \$ 740,446.00 | | \$ - |
| <small>** Section 3 is not subject to defect warranty requirement.</small> | | | | | | | |
| AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs) | | LS | \$ | 1.00 | = \$ 15,000.00 | 100.00% | \$ - |
| POND/BMP CERTIFICATION (Inc. elevations and volume calculations) | | LS | \$ | 1.00 | = \$ 10,000.00 | 100.00% | \$ - |
| Total Construction Financial Assurance | | | | | | \$ 4,717,541.89 | |
| <small>(Sum of all section subtotals plus as-builts and pond/BMP certification)</small> | | | | | | | |
| Total Remaining Construction Financial Assurance (with Pre-Plat Construction) | | | | | | \$ 906,151.77 | |
| <small>(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)</small> | | | | | | | |
| Total Defect Warranty Financial Assurance | | | | | | \$ 764,810.35 | |
| <small>(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)</small> | | | | | | | |

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.




Engineer (P.E. Seal Required)

APPROVED
Engineering Department
2/14/2022 7:00:06 AM
(Signature)
EPC Planning & Community Development Department

Approved by Owner / Applicant _____ Date _____

EVERGREEN-MERIDIAN & WOODMEN, L.L.C.,
 an Arizona limited liability company
 By: **Evergreen Development Company-2020, L.L.C.,**
 an Arizona limited liability company
 Its: **Manager**

By: **Evergreen Devco, Inc., a California corporation**
 Its: **Manager**

DocuSigned by:

 By: _____
 Its: **Principal**
 Date: 2/14/2022