

EXHIBIT C

ESTIMATED INFRASTRUCTURE CAPITAL COSTS

Include tabular summary of estimated infrastructure costs by category (e.g., streets, water, sewer, park/open space/landscaping, etc.)

Include, as applicable, estimated costs of acquiring land, engineering services, and other related costs (per Special District Act).

**CROSSROADS METROPOLITAN DISTRICT #1
PUBLIC IMPROVEMENT SUMMARY
MARCH, 24, 2020**

Category	Estimate
Design Engineering	\$500,000.00
Construction Surveying	\$300,000.00
Land Planning	\$200,000.00
Overlot Grading	\$500,000.00
Roadway Excavation	\$250,000.00
Roadway Concrete	\$900,000.00
Includes curb and gutter, cross pans, squared returns, transitions, pedestrian ramps, common sidewalk, colored median concrete, subgrade preparation, winter protection, and cleanup	
Utility - Water	\$400,000.00
Utility - Sanitary Sewer	\$800,000.00
Utility Relocations	\$400,000.00
Stormwater Detention & Underground Stormwater Quality Facilities	\$1,000,000.00
Asphalt Paving	\$2,000,000.00
Includes asphalt paving, subgrade preparation, and manhole & valve adjustments	
Roadway Landscaping	\$900,000.00
Includes irrigation and sound wall fence	
Erosion Control	\$100,000.00
Installation, Maintenance, & Inspection	
Materials Testing & Pavement Design	\$75,000.00
Street Signs & Striping	\$25,000.00
Traffic Signals & Traffic Control	\$400,000.00
Safety Protection	\$100,000.00
Fencing	\$300,000.00
Permitting	\$75,000.00
Includes Storm water Discharge Permit	
Agency & Utility Agency Review & Inspection	\$50,000.00
Includes Cherokee Metro District, & El Paso County	
Signs & Wayfinding	\$300,000.00
Trails, Pocket Parks, Landscaping & Hardscaping	\$2,500,000.00
Sub Total	<u>\$12,075,000.00</u>
Project Management @ 4%	\$483,000.00
Construction Supervision @ 5%	<u>\$603,750.00</u>
Sub Total	\$13,161,750.00
Contingency @ 20%	<u>\$2,632,350.00</u>
Total Estimated Public Improvements	\$15,794,100.00
Rounded	\$16,000,000.00

**CROSSROADS METROPOLITAN DISTRICT #2
PUBLIC IMPROVEMENT SUMMARY
MARCH, 24, 2020**

Category	Estimate
Design Engineering	\$1,000,000.00
Construction Surveying	\$300,000.00
Land Planning & Sports Field Design	\$600,000.00
Overlot Grading - Sports Park	\$2,000,000.00
Roadway Excavation	\$250,000.00
Roadway Concrete	\$1,300,000.00
Includes curb and gutter, cross pans, squared returns, transitions, pedestrian ramps, common sidewalk, colored median concrete, subgrade preparation, winter protection, and cleanup	
Utility - Water	\$1,000,000.00
Utility - Sanitary Sewer	\$1,400,000.00
Utility Relocations	\$400,000.00
Stormwater Detention & Underground Stormwater Quality Facilities	\$1,600,000.00
Asphalt Paving	\$2,000,000.00
Includes asphalt paving, subgrade preparation, and manhole & valve adjustments	
Roadway Landscaping	\$1,000,000.00
Includes irrigation and sound wall fence	
Erosion Control	\$100,000.00
Installation, Maintenance, & Inspection	
Materials Testing & Pavement Design	\$75,000.00
Street Signs & Striping	\$25,000.00
Traffic Signals & Traffic Control	\$400,000.00
Safety Protection	\$100,000.00
Fencing	\$300,000.00
Permitting	\$75,000.00
Includes Storm water Discharge Permit	
Agency & Utility Agency Review & Inspection	\$50,000.00
Includes Cherokee Metro District, & El Paso County	
Signs & Wayfinding	\$300,000.00
Trails, Pocket Parks, Landscaping & Hardscaping	\$2,500,000.00
Sports Park Development (Fields, Lighting, Parking, Seating, Fencing)	<u>\$8,000,000.00</u>
Sub Total	\$24,775,000.00
Project Management @ 4%	\$991,000.00
Construction Supervision @ 5%	<u>\$1,238,750.00</u>
Sub Total	\$27,004,750.00
Contingency @ 20%	<u>\$5,400,950.00</u>
Total Estimated Public Improvements	\$32,405,700.00
Rounded	\$32,500,000.00