

## **FALCON FIELD METROPOLITAN DISTRICT – ESTIMATED CAPITAL IMPROVEMENT COSTS**

### **Access to Highway 24 and other street improvements:**

The primary access to the property will be an extension of Woodmen Road south from State Highway 24. This will require modification of the intersection and signal. Estimated cost for the intersection improvements, accessory lanes culvert extension and signal modifications is \$2,000,000.

In addition, it is anticipated that CDOT will require Rio Lane to be rerouted through the subject property for access at Woodmen Road and SH 24, eliminating the existing intersection of Rio Lane with SH 24. This will require a crossing of the Eastern Tributary of the Falcon Basin with a box culvert structure.

**Estimated Total: \$3,000,000**

### **Sanitary Sewer:**

An 8-inch sanitary sewer line needs to be extended from the WHMD lift station southwest of the site up to the subject property and then through to the proposed commercial use east of the drainage channel. Preliminary analysis indicates that a sewer line can be extended at average slopes of approximately 0.7% which is above the minimal slope required by WHMD. The total length of the sewer line from the lift station to the northeast corner of the site is 7,366 ft.

Pursuant to the Inclusion Agreement with WHMD, FFMD is responsible for its share of the WHMD's new ~\$2M lift station which share is to be based on the percentage of flow contribution to the lift station.

Internal sanitary sewer lines, the exact lengths to be determined.

**Estimated Total: \$2,500,000**

### **Water:**

Water will be extended approximately 1300 feet from the north and with a bore under SH24 to provide water to the site. In addition, water will need to be extended approximately 1200 feet from the west to complete a loop. The water line is anticipated to be 12". The total loop may not be required at the beginning of development.

Internal water lines, the exact lengths to be determined.

**Estimated Total: \$2,000,000**

### **Drainage:**

The site is bisected from north to south by a FEMA regulated floodplain. Offline detention ponds will be located on either side of the channel with additional ponds in the western and southern portion of the site. Channel improvements per the Falcon Master Basin Drainage Plan will be required. Total cost for ponds and channel improvements:

**Estimated Total: \$2,000,000**

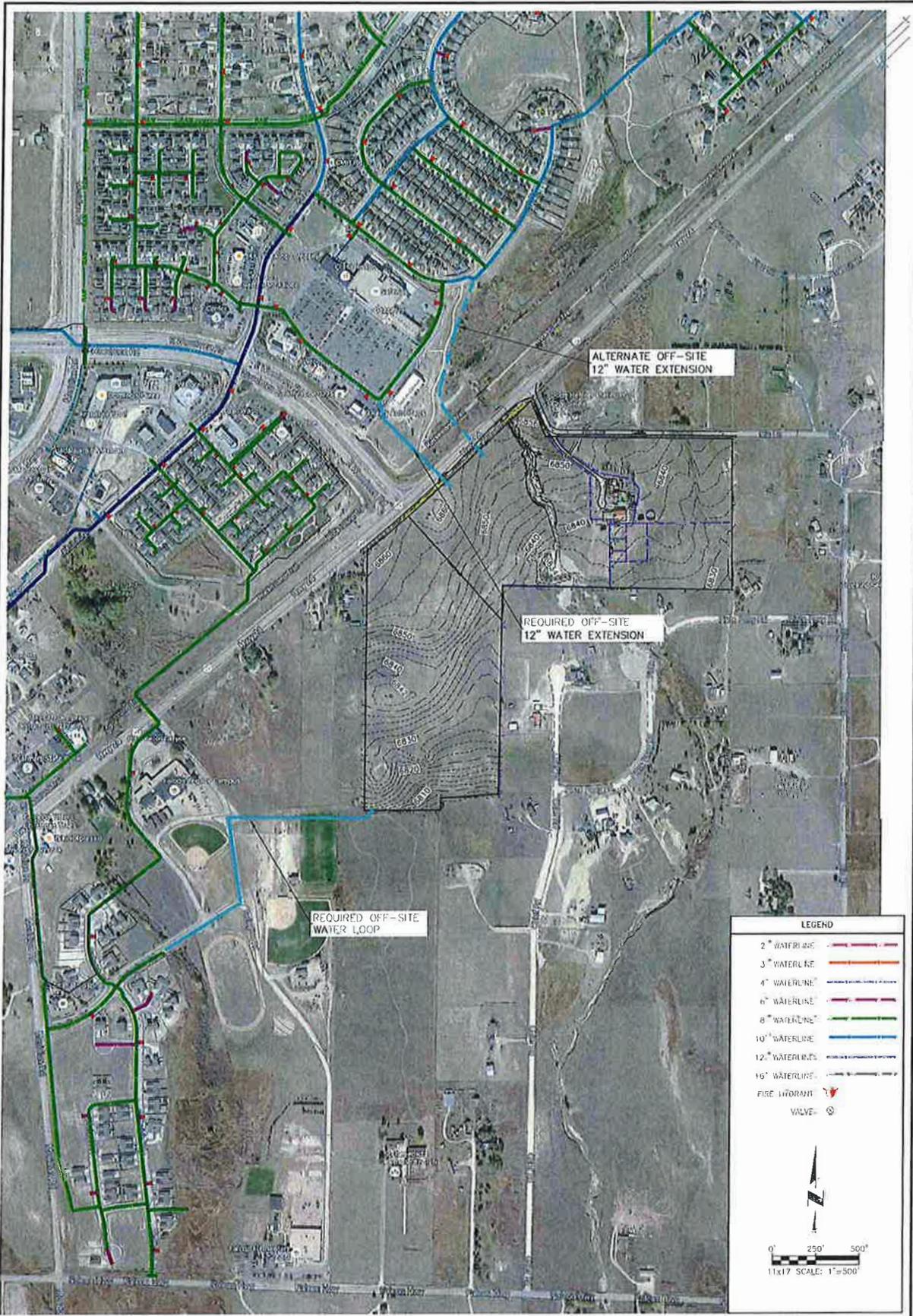
**Subtotal: \$9,500,000**

**Engineering & design (15%): \$1,425,000**

**Subtotal: \$10,925,000**

**Contingency (20%): \$2,185,000**

**Total: \$13,110,000**



**LEGEND**

- 2" WATERLINE
- 3" WATERLINE
- 4" WATERLINE
- 6" WATERLINE
- 8" WATERLINE
- 10" WATERLINE
- 12" WATERLINE
- 16" WATERLINE
- FIRE WDRANT
- VALVE

0' 250' 500'

11x17 SCALE: 1"=500'

Project No. 113.100
Scale: AS NOTED
Date: 10/24/18
Drawn: SNA
Checked: TJA
Revised:

**Exhibit C - Estimated Infrastructure Costs  
Off-Site Water Improvements**

**JDS-HYDRO** CONSULTANTS, INC.  
 545 EAST PIKES PEAK AVENUE, SUITE 300  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 227-0072

