SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between GTL, Inc. a California Corporation dba GTL Development Inc., hereinafter called the "Subdivider," and El Paso County by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter called the "County," shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Subdivider, as a condition of approval of the final plat of Rolling Hills Ranch Filing No. 1 Subdivision (the "Subdivision") wishes to enter into a Subdivision Improvements Agreement, as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual (the "ECM") and Chapter 8 of the El Paso County Land Development Code incorporated herein; and

WHEREAS, pursuant to the same authority, the Subdivider is obligated to provide security or collateral sufficient in the judgment of the Board of County Commissioners to make reasonable provision for completion of certain public improvements set forth on Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Subdivider wishes to provide collateral to guarantee performance of this Agreement including construction of the above-referenced improvements by means of Performance or property bond.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdivider and the County agree as follows:

- 1. The Subdivider agrees to construct and install, at his sole expense, all of those improvements as set forth on Exhibit A attached hereto. To secure and guarantee performance of its obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM. Security and collateral shall be posted in the form of a performance or property bond issued by Sure Tec Insurance Co. as corporate surety in the amount of \$6,404,199.00 as set forth on Exhibit A attached hereto.
- 2. Subdivider is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Subdivider shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if Subdivider allows collateral to lapse at any time, no lots in the Subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the improvements identified on Exhibit A have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by Board of County Commissioners is required.
- 3. No lots in the Subdivision or, if constructed in phases, in any phase thereof, shall be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued until and unless the required improvements for the Subdivision or the particular phase thereof have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within the Subdivision or, if constructed in phases, in any phase thereof, may be sold, conveyed or transferred and / or have building permits issued upon receipt of collateral acceptable to the

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- County, pursuant to this Agreement, which is sufficient to guarantee construction of the improvements, identified by phase if applicable, in the attached Exhibit A.
- 4. There are no Regional Park Fees due for the Rolling Hills Ranch Filing No. 1, in accordance with the Development and Park Lands Agreement adopted pursuant to Resolution No. 14-313 and recorded in the records of the El Paso County Clerk and Recorders Office at Reception No. 214075741.
- 5. The Subdivider agrees that all of those certain public improvements to be completed as identified on Exhibit A shall be constructed in compliance with the following:
 - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
 - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
- 6. All improvements shall be completed by the Subdivider, meeting all applicable standards for preliminary acceptance, within 24 (twenty four) months from the date of notice to proceed in the Construction Permit for the Subdivision, or Phase of the Subdivision. If the Subdivider determines that the completion date needs to be extended, the Subdivider shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Subdivision or Subdivision Phase may be extended one time, for a period no longer than 6 months at the discretion of the ECM Administrator. Any additional requests for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator or the Board of County Commissioners may require an adjustment in the amount of surety to take into account any increase in cost due to the delay including inflation.
- 7. It is mutually agreed pursuant to the provisions of Section 30-28-137 (3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Subdivision Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of this article. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.
- 8. It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the ECM, as improvements are completed, the Subdivider may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the Board determines that any of such improvements are not constructed in substantial compliance with specifications it shall furnish the Subdivider a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdivider will not construct any or all of the improvements

in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.

- 9. Gieck Basin Drainage Fee is \$0.00 and Bridge Fees will be \$0.00.
- 10. The Subdivider agrees, and both parties acknowledge that the construction of the improvements identified and guaranteed through this Subdivision Improvements Agreement shall follow the inspection, collateral, and acceptance process that is identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include among other things, a Preliminary Acceptance process, replacement of performance collateral with appropriate Warranty collateral at that time, and a 2 year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the ECM and the Land Development Code with respect to these inspections, collateral and acceptance processes, the ECM is the controlling document.
- 11. In order to meet its obligation toward certain Woodmen Road improvements, the Subdivider has included Rolling Hills Ranch Filing No. 1 into the boundaries of the Woodmen Road Metropolitan District. The Subdivider will be responsible for payment of certain platting fees at the time of plat recording; building permit fees; and property tax assessments over time; pursuant to the Woodmen Road Metropolitan District requirements.
- 12. This Subdivision is included within the boundaries of the Woodmen Road Metropolitan District and shall not be required to participate in the El Paso County Road Impact Fee Program, in accordance with the provisions of the First Amendment to the Intergovernmental Agreement concerning Woodmen Road adopted pursuant to Resolution No. 13-041.
- 13. The Subdivider(s) agrees to provide the County with a title insurance commitment at time of final platting evidencing that fee simple title of all lands in the subdivision is vested with the subdivider(s).
- 14. The County agrees to approval of the final plat of Rolling Hills Ranch Filing No. 1 Subdivision subject to the terms and conditions of this Agreement.
- 15. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment is in writing and signed by all parties hereto.
- 16. This Agreement shall take effect on the day and year below written.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year below written.

BOARD OF COUNTY COMMISSIONERS OF

EL PASO COUNTY, COLORADO (Date Final Plat Approved) ATTEST: County Clerk and Recorder GTL Development Inc. State of California County of San Diego Subscribed, sworn to (or affirmed) before me on this 19th day of February by Raul Guzman, who proved to me on the basis of satisfactory evidence to be the person who appeared before me. My commission expires: July 24, 2023 NANCY C. LANE lotary Public - California San Diego County Commission # 2295647 My Comm. Expires Jul 26, 2023

2019 Financial Assurance Estimate Form

(with pre-plat construction)

Updated: 6/7/2019

	PROJECT INFORMATION	
Rolling Hills Ranch FILING NO. 1	2/17/2021	SF-19-23
Project Name	Date	PCD File No.

			Unit	ANYDIBON			Plat Construction)
Description	Quantity	Units	Cost		Total	% Complete	Remaining
ECTION 1 - GRADING AND EROSION CONTR	OL (Construction	n and Pern	nanent BMPs)				AND RESIDENCE AND ARREST
* Earthwork	***************************************						
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1,000-5,000; \$8,000 min		CY	\$ 6.00				\$ <u>-</u>
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greater than 200,000; \$500,000 min		CY	\$ 2.00	= !	<u> </u>	30 July 1980	<u>-</u>
* Permanent Seeding (inc. noxious weed mgmnt.)		AC	\$ 800.00	= !	-		\$
* Mulching		AC	\$ 750.00	= !	-		<u> </u>
* Permanent Erosion Control Blanket		SY	\$ 6.00	= :	•		\$
* Permanent Pond/BMP Construction		CY	\$ 20.00	= !	-		\$ <u>-</u>
* Permanent Pond/BMP (Spillway)		EA	\$ 31,200	= !	-		-
* Permanent Pond/BMP (Outlet Structure)		EA	\$ 50,000	=	•		\$ -
Safety Fence		LF	\$ 3.00	= !	-		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= !	-		\$
Vehicle Tracking Control	1	EA	\$ 2,370.00	= !	\$ 2,370.00	100%	\$
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Temporary Seeding		AC	\$ 628.00		-		\$
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Erosion Bales		EA	\$ 25.00			-	<u> </u>
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retained until final acceptance (MAXIMUM OF 80% COMPLETE LOWED) ECTION - USE CIMPLO EMENTS CONSTRUCTION TREFITE CONTROL Aggregate Base Course (135 lbs/cf) Concrete treated Subgrade (8") Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf) "thick Regulatory Sign/Advisory Sign Guide/Street Name Sign Epoxy Pavement Marking Thermoplastic Pavement Marking Barnicade - Type 3 Delineator - Type 1 Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type B (Median) Curb and Gutter, Type C (Ramp) 4" Sidewalk (common areas only) 5" Sidewalk 5" Sidewalk 5" Sidewalk	40,867 3,946 18 14 1,417 6 7,435 16,448 12,274	LS Tons SY SY SY SY Tons EA EA EA LF LF LF LF SY SY SY SY	\$ 28.00 \$ 6.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.0		245,802.00 778,373.00 114,434.00 114,434.00 5,400.00 1,400.00 18,421.00 1,200.00 223,050.00 223,050.00 493,440.00 589,152.00		245,80 778,37. 114,43 5,40 1,40 18,42 223,05(
retained until final acceptance (MAXIMUM OF 80% COMPLETE LOWED) ECTION 2 " PUBLIC IMPROVEMENTS Construction Traffic Control Aggregate Base Course (135 lbs/cf) Concrete treated Subgrade (8") Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf) " thick Regulatory Sign/Advisory Sign Suide/Street Name Sign Epoxy Pavement Marking Thermoplestic Pavement Marking Barricade - Type 3 Delineator - Type 1 Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type B (Median) Curb and Gutter, Type B (Median) Curb and Gutter, Type C (Ramp) " Sidewalk S" Sidewalk Pedestrian Ramp	40,867 33,946 18 14 1,417 6 7,435 16,448 12,274	LS Tons SY SY SY SY Tons SF EA EA EA LF LF LF SY SY SY SY EA	\$ 28.00 \$ 6.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.0		245,802.00 778,373.00 114,434.00 114,434.00 1,400.00 1,400.00 1,400.00 1,200.00 1,200.00 223,050.00 493,440.00 589,152.00 74,750.00		245,80 778,37 114,43 5,40 1,40 18,42
retained until final acceptance (MAXIMUM OF 80% COMPLETE LOWED) ECTION 2 PUBLIC IMPROVEMENTS CONSTRUCTION TREFTIC Control Aggregate Base Course (135 lbs/cf) Concrete treated Subgrade (8") Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf) "thick Reised Median, Paved Regulatory Sign/Advisory Sign Guide/Street Name Sign Epoxy Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type 1 Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type B (Median) Curb and Gutter, Type B (Median) Curb and Gutter, Type C (Ramp) 4"Sidewalk (common areas only) 5"Sidewalk B"Sidewalk Pedestrian Ramp Cross Pan, local (6" thick, 6' wide to include return)	40,867 3,946 18 14 1,417 6 7,435 16,448 12,274	LS Tons SY SY SY Tons SF EA EA EA LF LF SY SY SY SY LF LF SY SY LF LF LF SY SY LF	\$ 28.00 \$ 6.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.0		245,802.00		245,80 778,37. 114,43 5,40 1,40 18,42
retained until final acceptance (MAXIMUM OF 80% COMPLETE LOWED) ECTION 2 ** PUBLIC IMPROVEMENTS* OADWAY IMPROVEMENTS Construction Traffic Control Aggregate Base Course (135 lbs/cf) Concrete treated Subgrade (8") Asphalt Pavement (4" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Reised Median, Paved Regulatory Sign/Advisory Sign Guide/Street Name Sign Epoxy Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type 1 Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type B (Median) Curb and Gutter, Type C (Ramp) 4" Sidewalk 6" Sidewalk 6" Sidewalk 8" Sidewalk Pedestrian Ramp Cross Pan, local (8" thick, 6" wide to include return) Cross Pan, collector (9" thick, 8" wide to include return)	40,867 33,946 18 14 1,417 6 7,435 16,448 12,274	LS Tons SY SY SY SY Tons SF EA EA EA LF LF LF SY SY SY SY EA	\$ 28.00 \$ 6.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.0		245,802.00		245,800 778,37: 114,43: 5,400 1,400 18,42: 223,05: 493,444 589,15:
retained until final acceptance (MAXIMUM OF 80% COMPLETE LOWED) ECTION 2 ** PUBLIC IMPROVEMENTS* OADWAY IMPROVEMENTS Construction Traffic Control Aggregate Base Course (135 lbs/cf) Concrete treated Subgrade (8") Asphalt Pavement (4" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Reised Median, Paved Regulatory Sign/Advisory Sign Guide/Street Name Sign Epoxy Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type 1 Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type B (Median) Curb and Gutter, Type C (Ramp) 4" Sidewalk 6" Sidewalk 6" Sidewalk 8" Sidewalk Pedestrian Ramp Cross Pan, local (8" thick, 6" wide to include return) Cross Pan, collector (9" thick, 8" wide to include return)	40,867 33,946 18 14 1,417 6 7,435 16,448 12,274	LS Tons SY SY SY Tons SF EA EA EA LF LF SY SY SY SY LF LF SY SY LF LF LF SY SY LF	\$ 28.00 \$ 6.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.0		245,802.00 778,373.00 114,434.00 5,400.00 1,400.00 18,421.00 1,200.00 223,050.00 493,440.00 589,152.00 74,750.00 1,830.00		245,80: 778,37: 114,43: 5,40: 1,40: 18,42: 1,20: 223,05: 493,444 589,15: 74,756 1,83
retained until final acceptance (MAXIMUM OF 80% COMPLETE LOWED) ECTION 2 * PUBLIC IMPROVEMENTS* OADWAY IMPROVEMENTS Construction Traffic Control Aggregate Base Course (135 lbs/cf) Concrete treated Subgrade (8") Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf)"thick Reised Median, Paved Regulatory Sign/Advisory Sign Guide/Street Name Sign Epoxy Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type I Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type C (Ramp) 4" Sidewalk 6" Sidewalk 6" Sidewalk 8" Sidewalk 8" Sidewalk 9" Sidewalk	40,867 33,946 18 14 1,417 6 7,435 16,448 12,274	LS Tons SY SY SY Tons SF EA EA EA LF LF SY SY SY EA LF	\$ 28.00 \$ 6.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.0		245,802.00 778,373.00 114,434.00 5,400.00 1,400.00 1,400.00 1,200.00 223,050.00 223,050.00 		245,800 778,37 114,43 5,40 1,40 18,42 1,20 223,05 493,44 589,15
retained until final acceptance (MAXIMUM OF 80% COMPLETE LOWED) COMED) COMED) COMED) COMMAY IMPROVEMENTS Construction Traffic Control Aggregate Base Course (135 lbs/cf) Concrete treated Subgrade (8") Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (14" lbs/cf) Saphalt Pavement (15" lbs/cf) Saphalt Pavement	40,867 33,946 18 14 1,417 6 7,435 16,448 12,274	LS Tons SY SY SY Tons SF EA EA EA SF EA EA LF LF LF LF LF LF SY SY SY EA LF	\$ 28.00 \$ 6.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 86.00 \$ 300.00 \$ 100.00 \$ 13.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.		245,802.00 778,373.00 114,434.00 5,400.00 1,400.00 1,200.00 1,200.00 223,050.00 493,440.00 589,152.00 74,750.00 1,830.00		245,80 778,37 114,43 5,40 1,40 18,42 1,20 223,05 493,44 589,15 74,75 1,83
retained until final acceptance (MAXIMUM OF 80% COMPLETE LOWED) COMED) COMED) COMED) COMED * PUBLIC IMPROVEMENTS* OADWAY IMPROVEMENTS Construction Traffic Control Aggregate Base Course (135 lbs/cf) Concrete treated Subgrade (8") Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf) "thick Raised Median, Paved Raised Median, Paved Raised Median, Paved Regulatory Sign/Advisory Sign Guide/Street Name Sign Epoxy Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type 3 Delineator - Type 1 Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type B (Median) Curb and Gutter, Type C (Ramp) 4" Sidewalk 6" Sidewalk 6" Sidewalk 8" Sidewalk 8" Sidewalk Pedestrian Ramp Cross Pan, local (6" thick, 6" wide to include return) Curb Chase Guardrail Type 3 (W-Beam) Guardrail Type 3 (W-Beam) Guardrail Type 7 (Concrete)	40,867 33,946 18 14 1,417 6 7,435 16,448 12,274	LS Tons SY SY SY Tons SF EA EA SF EA EA UF UF UF SY SY SY SY SY SY LF EA LF LF EA LF	\$ 28.00 \$ 6.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 100.00 \$ 13.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.		245,802.00 778,373.00 114,434.00 114,434.00 5,400.00 1,400.00 18,421.00 223,050.00 223,050.00 493,440.00 589,152.00 74,750.00 1,830.00		245,800 778,37 114,43 5,40 1,40 18,42 1,20 223,05 493,44 589,15
retained until final acceptance (MAXIMUM OF 80% COMPLETE LOWED) ECTION 2 PUBLIC IMPROVEMENTS CONSTRUCTION Traffic Control Aggregate Base Course (135 lbs/cf) Concrete treated Subgrade (8") Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf) "thick Relaed Median, Paved Regulatory Sign/Advisory Sign Guide/Street Name Sign Epoxy Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type 1 Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type B (Median) Curb and Gutter, Type B (Median) Curb and Gutter, Type C (Ramp) 4" Sidewalk (common areas only) 5" Sidewalk B" Sidewalk B" Sidewalk Pedestrian Ramp Cross Pan, local (8" thick, 6" wide to include return) Cross Pan, collector (9" thick, 8" wide to include return) Curb Chase Guardrall Type 3 (W-Beam) Guardrall Type 7 (Concrete) Guardrall Type 7 (Concrete)	40,867 33,946 18 14 1,417 6 7,435 16,448 12,274	LS Tons SY SY SY SY Tons EA EA EA LF LF LF SY SY SY LF	\$ 28.00 \$ 6.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 100000 \$ 13.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.		245,802.00		245,803 778,373 114,433 5,400 1,400 18,423 1,200 223,051 493,444 589,153
retained until final acceptance (MAXIMUM OF 80% COMPLETE LOWED) ECTION 2 * PUBLIC IMPROVEMENTS* OADWAY IMPROVEMENTS Construction Traffic Control Aggregate Base Course (135 lbs/cf) Concrete treated Subgrade (8") Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf)"thick Reised Median, Paved Regulatory Sign/Advisory Sign Guide/Street Name Sign Epoxy Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type 1 Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type B (Median) Curb and Gutter, Type B (Median) Curb and Gutter, Type C (Ramp) 4" Sidewalk (common areas only) 5" Sidewalk 8" Sidewalk 8" Sidewalk 8" Sidewalk Pedestrian Ramp Cross Pan, local (6" thick, 6' wide to include return) Curb Chase Guardrail Type 7 (Concrete) Guardrail Type 7 (Concrete) Guardrail Impact Attenuator	40,867 33,946 18 14 1,417 6 7,435 16,448 12,274	LS Tons SY SY SY SY Tons SF EA EA EA LF LF LF SY SY SY LF	\$ 28.00 \$ 6.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 80.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.0		245,802.00 778,373.00 114,434.00 114,400.00 1,400.00 1,400.00 18,421.00 223,050.00 493,440.00 589,152.00 74,750.00 1,830.00		245,802 778,373 114,434 5,400 1,400 18,421 1,200 223,050 493,444 589,152
retained unit final acceptance (MAXIMUM OF 80% COMPLETE LLOWED) COMED 2	40,867 33,946 18 14 1,417 6 7,435 16,448 12,274	LS Tons SY SY SY Tons SF EA EA EA EA EA LF	\$ 28.00 \$ 6.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 88.00 \$ 300.00 \$ 100.00 \$ 13.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 13.00 \$ 10.00 \$ 10.		245,802.00		245,802 778,373 114,434 5,400 1,400 18,421 1,200 223,050 493,440 589,152
retained unit final acceptance (MAXIMUM OF 80% COMPLETE LLOWED) CONTROL - LOWED CUPROVEMENTS CONSTRUCTION TRAFFIC CONTROL Aggregate Base Course (135 lbs/cf) Concrete treated Subgrade (8") Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf) "thick Raised Median, Paved Regulatory Sign/Advisory Sign Guide/Street Name Sign Epoxy Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type 1 Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type B (Median)	40,867 33,946 18 14 1,417 6 7,435 16,448 12,274	LS Tons SY SY SY Tons SF EA EA EA LF LF LF SY SY SY LF	\$ 28.00 \$ 6.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.0		245,802.00 778,373.00 114,434.00 114,400.00 1,400.00 1,400.00 1,200.00 1,200.00 223,050.00 1,200.00 1,200.00 1,200.00 1,200.00 1,200.00 1,200.00 1,200.00 1,200.00 1,200.00 1,200.00 1,200.00 1,200.00 1,200.00		245,802 778,373 114,434 5,400 1,400 18,421 1,200 223,050 493,440 589,152

	PROJECT INFORMATION	
Rolling Hills Ranch FILING NO. 1	2/17/2021	SF-19-23
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(With Pr % Complete	e-Plat Construction) Remaining
				=	\$ -		<u>.</u>
[insert items not listed but part of construction plans]					-		\$
STORM DRAIN IMPROVEMENTS							
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$ -	4.5	<u>.</u>
18" Reinforced Concrete Pipe	1,293	LF	\$ 65.00	=	\$ 84,045.00		\$ 84,04
24" Reinforced Concrete Pipe	1,166	LF	\$ 78.00	=	\$ 90,948.00		\$ 90,94
30" Reinforced Concrete Pipe	480	LF	\$ 97.00	=	\$ 46,560.00		\$ 46,56
36" Reinforced Concrete Pipe	1,729	LF	\$ 120.00	=	\$ 207,480.00		\$ 207,48
42" Reinforced Concrete Pipe	588	LF	\$ 160.00	=	\$ 94,080.00		\$ 94,08
48" Reinforced Concrete Pipe	202	LF	\$ 195.00	=	\$ 39,390.00		\$ 39,39
54" Reinforced Concrete Pipe	176	LF	\$ 245.00	=	\$ 43,120.00		\$ 43,12
60" Reinforced Concrete Pipe	Section 2	LF	\$ 288.00	=	\$.	or grade and	\$ -
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	=	\$ -	MANATAN	\$
48" Corrugated Steel Pipe		LF	\$ 178.00		S. Tamasana array or property of the second		\$
54" Corrugated Steel Pipe	1	LF	\$ 260.00				\$ -
60" Corrugated Steel Pipe	1	LF	\$ 280.00		3		
66" Corrugated Steel Pipe	However of	LF	\$ 340.00		\$		######################################
**************************************		LF			CONTRACTOR	(a	
72" Corrugated Steel Pipe 78" Corrugated Steel Pipe	- 148 Marie 1	LF			\$ -		
	1-02-1	LA CONTRACTOR PROPERTY AND A CO		= 	\$ -	31.34-e	<u> </u>
84" Corrugated Steel Pipe Flared End Section (FES) RCP Size = 388	1	LF	\$ 550.00		\$ -	444	\$ -
Flared End Section (FES) RCP Size = 36 (unit cost = 6x pipe unit cost)	1	EA	\$ 720.00	=	\$ 720.00		\$ 72
Flared End Section (FES) RCP Size =					The second section is the second section of the second second		130/24100406406404040404040404040404040404040
(unit cost = 6x pipe unit cost)		EA		#	\$ -		-
Flared End Section (FES) CSP Size =	Target 1			-	\$ -		-
(unit cost = 6x pipe unit cost)	L	EA					1.990-1-971-1-77-1-1-1-1-1-1-1-1-1-1-1-1-1-1-
End Treatment- Headwall		EA	Landing Tal.		\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -	Marie President Commission	<u> </u>
End Treatment - Cutoff Wall	1	EA	\$ 500.00	=	\$ 500.00		\$ 500
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,542.00	=	\$ -	and the second s	\$ -
Curb inlet (Type R) L=5', 5' ≤ Depth < 10'	5	EA	\$ 7,188.00	=	\$ 35,940.00		\$ 35,940
Curb inlet (Type R) L =5', 10' ≤ Depth < 15'	1.22	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'	7	EA	\$ 7,861.00	=	\$ 55,027.00		\$ 55,027
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'	1000	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'	5	EA	\$ 10,633.00	=	\$ 53,165.00		\$ 53,169
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'	Transiti	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'	6	EA	\$ 11,667.00	=	\$ 70,002.00		\$ 70,002
Grated inlet (Type C), Depth < 5'	2	EA	\$ 4,640.00	=	\$ 9,280.00		\$ 9,280
Grated inlet (Type D), Depth < 5'		EA	\$ 5,731.00	=	\$		\$
Storm Sewer Manhole, Box Base		EA	\$ 11,627.00	=	***************************************		\$.
Storm Sewer Manhole, Slab Base	22	EA	\$ 6,395.00	=	\$ 140,690.00		\$ 140,690
Geotextile (Erosion Control)	**************************************	SY	\$ 6.00		\$ -		£ -
Rip Rap, d50 size from 6" to 24"	24	Tons	\$ 80.00				\$ 1,912
					AND RESIDENCE ASSESSMENT OF A STATE OF A STA	Same and the second	
Rip Rap, Grouted	-Harrison	Tons	\$ 95.00				\$
Drainage Channel Construction, Size (W x H)		LF	LENGTHER				
Drainage Channel Lining, Concrete		CY	\$ 570.00	=	\$		\$
Drainage Channel Lining, Rip Rap	[CY	\$ 112.00	=			<u> </u>
Drainage Channel Lining, Grass		AC	\$ 1,469.00	=	<u> </u>		\$ -
Drainage Channel Lining, Other Stabilization			4. 4. 4. 4. 4.	=			\$
Detention Pond Concrete Trickle Channel	188222	SY	\$ 72.00	=	\$	Marka Par	\$
[insert items not listed but part of construction plans]			4,2,24,7,231.		\$ -		\$ -
Subject to defect warranty financial assurance. A minimum of 20% shall						row investigation of the particle and	

	PROJECT INFORMATION	
Rolling Hills Ranch FILING NO. 1	2/17/2021	SF-19-23
Project Name	Date	PCD File No.

			Unit			(with Pre-	Plat Construction)
Description	Quantity	Units	Cost		Total	% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMP	ROVEMENTS (P	rivate or D	istrict and I	NoT Main	tained by EPC)**		
ROADWAY IMPROVEMENTS							
6" Sidewalk	3,620	SY	\$ 72.00	=	\$ 260,640.00	200	\$ 260,640
				=	\$ -	\mathbf{I}	\$ -
				=	\$ -		\$ -
			1000	=	\$ -	7. VIII.	\$ -
				=	\$ -		\$ -
		Γ		=	\$ -	250	\$
STORM DRAIN IMPROVEMENTS (Exce	ption: Permanent Po	nd/BMP shall t	e itemized und	er Section 1)	2000	
				=			\$
	1 /35			-	-		<u>\$</u>
	Maria Markillan			<u> </u>		Salar Salar Salar	\$
		1		=			\$
맛을 마시아보다 살아 이렇는 말았다. 그렇다는				=			\$ -
				1			\$
WATER SYSTEM IMPROVEMENTS	en en alba en el en en alba el el el el el el	T		· ************************************		egistra erroren araban	
Water Main Pipe (PVC), Size 6"	492	LF.	\$ 55.00		\$ 27,060.00		\$ 27,060
Water Main Pipe (PVC), Size 8"	9,815	LF	\$ 64.00	= -	\$ 628,160.00		\$ 628,160
Water Main Pipe (PVC), Size 12"	3,127	LF.	\$ 75.00	ļ <u>=</u>	\$ 234,525.00		\$ 234,525
Gate Valves, 6"	41	EA	\$ 1,500.00	=	\$ 61,500.00		\$ 61,500
Gate Valves, 8"	41	EA	\$ 1,858.00	ļ <u>=</u>	\$ 76,178.00		\$ 76,178
Gate Valves, 12"	. 14	EA	\$ 2,100.00	=	\$ 29,400.00		\$ 29,400
Fire Hydrant Assembly, w/ all valves	29	EA	\$ 6,597.00		\$ 191,313.00		\$ 191,313
Water Service Line Installation, inc. tap and valves	279	EA	\$ 1,324.00		\$ 369,396.00		\$ 369,396
Fire Cistem Installation, complete		EA		=	THE STATE OF MANAGEMENT OF STATE OF THE STAT		
		The Source		=	\$		
[insert items not listed but part of construction plans]			bilisebbay 151	1	.l.s		
SANITARY SEWER IMPROVEMENTS	1997 US 7874 244	1 ,-	\$ 64.00	T	\$ 842,496.00	30%	\$ 589,747
Sewer Main Pipe (PVC), Size 8" Sanitary Sewer Manhole, Depth < 15 feet	13,164	LF EA	\$ 64.00 \$ 4,386.00		****	30%	
Sanitary Sewer Mannole, Depth < 15 feet Sanitary Service Line Installation, complete	34 297	EA EA	\$ 1,402.00	=	\$ 149,124.00 \$ 416,394.00	30%	\$ 104,387 \$ 291,476
Sanitary Sewrice Life Installation, Complete		EA EA	3 1,402.00			2070	3 . 231,470
Same y Sewer Litt Station, Complete				<u> </u>	<u> </u>		
[insert items not listed but part of construction plans]		.		ļ <u>-</u>	- \$		
LANDSCAPING IMPROVEMENTS	(For subdivision spe	ecific condition	of annoval o	· PI ID)			
	(1 or subdivision spi	EA	or approvar, or	=	-		ė .
		EA		ļ	\$ -		
		EA			\$ -	re	.T
		EA			\$ -		\$
		EA			\$ -		
** - Section 3 is not subject to defect warranty requirements	BERTHER STEEL STEEL STEEL	A	n 3 Subtotal	L	\$ 3,286,186.00	第一位第一	\$ 2,863,782

Rolling Hills Ranch FILING NO. 1 2/17/2021 SF-19-23	
PROJECT INFORMATION	

			Unit			(with Pre	-Plat Construction)
Description	Quantity	Units	Cost		Total	% Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTI	ROL						
AS-BUILT PLANS (Public Improvements inc. Permanent V	NQCV BMPs)	LS	\$ 1,000.00	=	\$ 1,000.00		\$ 1,000
POND/BMP CERTIFICATION (Inc. elevations and volume	calculations)	LS	1,72,740	=	\$ -		\$ -
				Total (Construction Financia	i Assurance	\$ 6,858,573
			(Sum of all se	ction subtotal	s plus as-builts and pond/B	MP certification)	

(Sum of all section totals less credit for items complete plus as-builts and pond/BMP cartification)

Total Defect Warranty Financial Assurance \$ 712.222

mmunity

partment

Total Remaining Construction Financial Assurance (with Pre-Plat Construction)

Total Defect Warranty Financial Assurance \$ 712,222 (20% of all items identified as (*). To be collateralized at time of preliminary acceptance)

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.

Thomas A. Kerby, PE CO# 31429

Approved by Raul Guzman, GD daw Sopment Vice President

Approved by B Paso County Engineer / ECM Administrator

Pebruary 17, 2021

Date

APPROVED

Engineering Department

02/25/2019 PM

Developi