

EXHIBIT C-1

ESTIMATED OVERALL COSTS

Purpose	Estimated Construction Cost
Water	\$2,550,725.00
Sanitation	\$2,537,500.00
Drainage	\$2,821,250.00
Street Improvements	\$5,209,000.00
Park & Recreation	\$405,000.00
Grading	\$1,305,000.00
Misc	\$2,000,000.00
Total	\$16,828,475.00

EXHIBIT C-2

ESTIMATED BASE COST DETAILS

Cost Estimates:	Phase 1		Phase 2		Total
Water					
Water	\$1,400,000.00		\$700,000.00		
WWSD Fontaine Extension	\$170,725.00				
Surveying	\$50,000.00		\$30,000.00		
Densities	\$30,000.00		\$20,000.00		
Design Engineering	\$45,000.00				
Site supervision	\$70,000.00	\$1,765,725.00	\$35,000.00	\$785,000.00	\$2,550,725.00
Sanitation					
San Sewer	\$1,500,000.00		\$750,000.00		
Surveying	\$50,000.00		\$30,000.00		
Densities	\$30,000.00		\$20,000.00		
Design Engineering	\$45,000.00				
Site supervision	\$75,000.00	\$1,700,000.00	\$37,500.00	\$837,500.00	\$2,537,500.00
Drainage					
Storm Sewer	\$1,625,000.00		\$350,000.00		
Pond	\$375,000.00				
Underdrain	\$200,000.00		\$100,000.00		
Surveying Storm Sew	\$25,000.00		\$2,500.00		
Design Engineering	\$45,000.00				
Site supervision	\$81,250.00	\$2,351,250.00	\$17,500.00	\$470,000.00	\$2,821,250.00
Streets					
Paving	\$1,500,000.00		\$1,000,000.00		
Curb & Gutter	\$640,000.00		\$440,000.00		
Densities	\$30,000.00		\$20,000.00		
Prep Work	\$220,000.00		\$110,000.00		
Surveying	\$15,000.00		\$10,000.00		
Striping	\$20,000.00		\$13,000.00		
Sidewalks	\$560,000.00		\$385,000.00		
Sidewalk prep	\$25,000.00		\$10,000.00		
Sidewalk Densities	\$10,000.00		\$6,000.00		
Design Engineering	\$70,000.00				
Site supervision	\$75,000.00	\$3,165,000.00	\$50,000.00	\$2,044,000.00	\$5,209,000.00

Park & Recreation

Lot cost	\$115,000.00				
Playset and swing set	\$90,000.00				
Concrete Surround	\$25,000.00				
Landscaping	\$100,000.00				
Prep Work	\$30,000.00				
Installation	\$32,500.00				
Site supervision	\$12,500.00				\$405,000.00

Grading

Earthwork	\$1,000,000.00		\$100,000.00		
Soils testing	\$100,000.00		\$10,000.00		
Design Engineering	\$40,000.00				
Site Supervision	\$50,000.00	\$1,190,000.00	\$5,000.00	\$115,000.00	\$1,305,000.00

Misc

Repairs	\$300,000.00		\$200,000.00		
Unexpected Costs	\$1,000,000.00	\$1,300,000.00	\$500,000.00	\$700,000.00	\$2,000,000.00

TOTAL \$16,828,475.00

EXHIBIT C-3

ENGINEER'S CERTIFICATION



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Colorado Springs, CO 80920
Main 719.300.4140 + **Fax** 713.965.0044

▶ HRGREEN.COM

D E V E L O P M E N T

March 14, 2024

Ryan Watson
President of Peaceful Ridge Metropolitan District
3 Widefield Boulevard
Colorado Springs, CO 80911
(719)392-0194

Re: Peaceful Ridge Development
Certification of Metro District Costs

Dear Mr. Watson,

I have reviewed the Peaceful Ridge Metro District Estimated Category Costs and compared the quantities against the approved Construction Documents for both Phase 1 and Phase 2 of the Peaceful Ridge project. I have also reviewed the estimate with current materials and labor pricing, industry standards for contingencies, and inflationary considerations.

I hereby certify that the estimated costs depicted in Exhibits C-1& C-2 of the service plan are accurate to the best of my knowledge. Cost may vary based on actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors.

Sincerely,

HR GREEN, INC.

A handwritten signature in black ink that reads 'Colleen Monahan'.

Colleen Monahan, P.E., LEED AP
Site Leader | Group Leader – Land Development

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