Most Districts Max debt is near the estimated or approved FAE plus inflation (repeat comment) Staff disagrees with the applicants argument that there is to be a disconnect of actual costs for a singe phase 251 recorded platted development and applicants estimate for the District due to the 2023 FAE plat being approved; also note this is a one phase filing development not a large multi phased development as compared to- staff will note in staff report outstanding concerns if amounts are to remain as is...

EXHIBIT C

ESTIMATED INFRASTRUCTURE CAPITAL COSTS

What are you constructing related to security?

Please provide a general cost breakout for the major line items within each category. Major infrastructure costs are not able to be determined or reviewed

Purpose	Estimated Construction Cost
Water	$4,030,000.00
Sanitation	$4,030,000.00
Drainage	$3,017,500.00
Street Improvements	$6,338,000.00
Safety Protection	$1,250,000.00
Park & Recreation	$515,000.00
Mosquito Control	
Television Relay & Translation	$150,000.00
Refunding	
Total	$19,330,500.00

Is the developer installing fiber and cable or are outside provider companies installing?

there is no depicted parkland in the development; no trails

please provide breakout for these cost estimates and explain what specific "safety protection" items are that make up this cost

Project Name Peaceful Ridge CDR and SIA Amendment to SF05044
File Number CDR2215

2023 Dollar amount for Improvements

** - Section 3 is not subject to defect warranty requirements				**Section 3 Subtotal**	=	$ 3,355,880.20	$ 3,355,880.20
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)	LS	$ 10,000.00	=	$ 10,000.00			$ 10,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)	LS	$ 10,000.00	=	$ 10,000.00			$ 10,000.00
				Total Construction Financial Assurance (Sum of all section subtotals plus as-builts and pond/BMP certification)			**$ 7,532,667.33**
				Total Remaining Construction Financial Assurance (with Pre-Plat Construction) (Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)			**$ 7,532,667.33**
				Total Defect Warranty Financial Assurance (20% of all items identified as (*). To be collateralized at time of preliminary acceptance)			**$ 778,945.80**

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.

COLORADO LICENSED PROFESSIONAL ENGINEER 56067 11/6/2023

Engineer (P.E. Seal Required)

November 6th, 2023