

Joe DesJardin

From: Joe DesJardin
Sent: Wednesday, June 21, 2023 2:13 PM
To: Gilbert LaForce; elizabethnijkamp@elpasoco.com; Kari Parsons
Cc: Andrew Biggs; Alicia J. Corley; Jennifer Ivey (jivey@isp-law.com)
Subject: RE: Eagleview Metropolitan District - Exhibit C comments response
Attachments: Gilbert's comments on Exhibit C.pdf; Pages from Eagleview DBPS Amendment_3-7-2023.pdf; Burgess Right Turn OPC.pdf; Raygor Improvements OPC.pdf; Emergency Access OPC.pdf; 2023-03-08 Eagleview - Metro Cost Estimate (2).pdf; 2023-03-08 Eagleview - Metro Cost Estimate (2).xls

Gilbert – the attached spreadsheet, including the “Backup Info” tab includes every line item, quantity and unit costs that went into the cost estimate. The attached 4 PDF’s include every line item, quantity and unit cost that went into the Offsite Costs. Responses to your specific comments are shown below.

Today's comment response is as follows:

Review #2: Review comments from the first submittal to the Land Development Estimate table were not completely addressed. Additionally, the question under Section V infrastructure summary was not addressed: "Are the expected drainage credits going to be assigned to the Developer or the District? Drainage credits will be assigned to the Developer Are future disbursements received used to reduce the construction debt?" Future disbursement of basin funds will be used to reduce Developer debt, not to the bondholders.



Joseph W. DesJardin, PE
Director of Entitlements

m: 307 899 2020 o: 719.476.0800
w: proterracolorado.com



From: Joe DesJardin
Sent: Monday, May 22, 2023 4:04 PM
To: Alicia J. Corley <acorley@isp-law.com>; Jennifer Ivey (jivey@isp-law.com) <jivey@isp-law.com>
Cc: Andrew Biggs <abiggs@proterraco.com>; Tamrin Apaydin <tapaydin@proterraco.com>
Subject: Eagleview Metropolitan District - Exhibit C comments

Alicia - these comments appear to be from Gilbert, not Kari and are addressed as follows:

1. Staff requests further breakdown of each development items or include a separate document that includes the detailed cost estimate. Detailed itemization to include unit cost and quantities. Response: We have never been

required to provide quantities and unit costs. Is this a new requirement that is being asked of all Metro Districts? The Land Development Estimate was prepared by a Professional Engineer licensed in the State of Colorado.

2. *Item 5459 Paving 2 (adjust MH's & valves). Unclear which particular improvement item 5459 is for. Remove or update description.* Response: No, 5459 will not be removed. Description has been changed.
3. *Item 5478 Street Lights. Street lighting is not required in the County. Remove of provide plans with the final plat for review/approval.* Response: No, 5478 will not be removed. Street lights will be provided.
4. *Item 5508 Amenities and Item 5510 Fence, Walls, Entry Monuments. Provide additional descriptions.* Response: 5508 is an allowance for amenities if desired by the District. 5510 is for Entrance Monumentation. Plans for Entry Monuments are not required in a RR 2.5 zone.
5. *Item 5602 Mailboxes. Why is 5602 Mailboxes included?* Response: Mailboxes are required. They will be installed outside the right of way and are a Developer expense.
6. *Item 5710 Expected Repairs. Appears to be for ongoing operations/maintenance.* Response: Our method of estimating includes a 5% repair budget for asphalt, a 5% maintenance budget for ponds. Both will be necessary before roads and ponds are Preliminary Accepted by the County and improvements transferred to the District.
7. *Item 5714 Rebates/Refunds/Reimbursement. Provide additional information.* Response: those items are proprietary and have been removed.
8. *Item 5494 Offsite. Provide Breakdown.* Response: The description has been changed to: "Offsite Roads/Regional Drainage". Separate cost estimates showing quantities and unit costs are attached and have been reviewed by the County previously:
 - a. Regional Drainage \$2,165,003
 - b. Burgess Turn Lane \$123,446
 - c. Raygor Widening \$91,894
 - d. Emergency Access \$67,000
 - e. Total \$2,447,343
 - f. These numbers are subject to change as we work with the County to identify our fair share.



Joseph W. DesJardin, PE
Director of Entitlements

m: 307 899 2020 o: 719.476.0800

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Staff request further breakdown of each development items or include a separate document that includes the detailed cost estimate. Detailed itemization to include unit cost and quantities.

Land Development Estimate					
Subdivision Name:	Eagleview				
Estimate:	SWAG				
Number of Lots:	38				
Proposed Use	2.5 ac SFR				
Revision Date:	10/10/2022				
Acct.	Description	Total Estimate	District Eligible	Developer Expense	Eligible Comment
4100	PRELIMINARY ENTITLEMENT	\$ 245,895	\$ 128,013	\$ 117,882	52%
4200	FINAL ENTITLEMENT	\$ 353,580	\$ 279,027	\$ 74,553	79%
4300	IMPACT FEES	\$ 105,608	\$ 6,865	\$ 98,743	6.5%
	ENTITLEMENT TOTAL	\$ 705,083	\$ 413,905	\$ 291,178	59%
5226	INSPECTION FEES	\$ 20,000	\$ 20,000	\$ -	100%
5310	DEMOLITION	\$ 20,000	\$ -	\$ 20,000	0%
5318	CONST. ENGINEERING / SURVEYING	\$ 47,000	\$ 47,000	\$ -	100%
4130	SOIL & MATERIAL TESTING	\$ 38,000	\$ 38,000	\$ -	
5416	EROSION CONTROL	\$ 97,983	\$ 97,983	\$ -	
5420	MASS GRADING	\$ 415,548	\$ 415,548	\$ -	
5438	SANITARY SEWER	\$ -	\$ -	\$ -	
5442	STORM SEWER	\$ 364,700	\$ 364,700	\$ -	
5444	PONDS / OUTFALL STRUCTURES	\$ 190,617	\$ 190,617	\$ -	100%
5450	WATER SYSTEM	\$ -	\$ -	\$ -	100%
5452	RETAINING WALLS	\$ -	\$ -	\$ -	100%
5454	CURB & GUTTER / TRACT SIDEWALKS	\$ -	\$ -	\$ -	100%
5458	PAVING (SUBGRADE PREP & PAVING)	\$ 936,398	\$ 936,398	\$ -	100%
5459	PAVING 2 (ADJUST MH'S & VALVES)	\$ 100,889	\$ 100,889	\$ -	100%
5468	ELECTRIC DISTRIBUTION	\$ 214,190	\$ -	\$ 214,190	0%
5470	GAS DISTRIBUTION	\$ 165,642	\$ -	\$ 165,642	0%
5472	PHONE DISTRIBUTION	\$ 60,384	\$ -	\$ 60,384	0%
5478	STREET LIGHTS	\$ 42,534	\$ 42,534	\$ -	100%
5484	TRAFFIC CONTROL	\$ 11,016	\$ 11,016	\$ -	100%
5494	OFFSITE	\$ 3,593,934	\$ 3,593,934	\$ -	100%
5502	LANDSCAPING	\$ -	\$ -	\$ -	100%
5508	AMENITIES / PERIMETER IMPROVEMENTS	\$ 65,280	\$ 65,280	\$ -	100%
5510	FENCE, WALLS, ENTRY MONUMENTS	\$ 167,280	\$ 167,280	\$ -	100%
5602	MAIL BOXES	\$ 7,242	\$ -	\$ 7,242	0%
5710	EXPECTED REPAIRS	\$ 66,509	\$ 66,509	\$ -	100%
5712	UNEXPECTED COSTS	\$ 662,515	\$ 66,252	\$ 596,264	10%
5714	REBATES / REFUNDS / REIMBURSE	\$ (241,168)	\$ -	\$ (241,168)	0%
5716	Construction Management	\$ 546,575	\$ 40,993	\$ 505,582	7.5%
				1,328,135	83%

Unclear which particular improvement item 5459 is for. Remove or update description.

Provide additional description to item 5508 and 5510. Unclear what these entail. The final plat does not identify trail system, fencing, wall, or entry monuments.

Why is 5602 Mail Boxes included? Mailbox kiosk was not identified on the prelim plan or final plat.

What does "expected repairs" entail? This list is for construction cost estimate, but item 5710 appears to be for ongoing operation/maintenance.

Provide additional information regarding Item 5714 Rebates/Refunds/Reimburse

Breakdown the offsite estimate (item 5494) into additional subcomponents. This seems extremely high for constructing a right turn on Burgess and emergency access road through Paintbrush Hills.

Is this supposed to be for the channel improvements?

Street lighting is not required in the County. Remove or provide plans with the final plat for review/approval.

Land Development Estimate					
Subdivision Name/Filing:		Eagleview			
Estimate		Preliminary	Public	Private	
Number of Lots:		38	7.87 ac	113.33 ac	
Proposed Use		2.5 ac SFR	6.5%	93.5%	
Revision Date:		3/8/2023			
Acct.	Description	Total Estimate	District Eligible	Developer Expense	Eligible Comment
4100	PRELIMINARY ENTITLEMENT	\$ 245,895	\$ 128,013	\$ 117,882	52%
4200	FINAL ENTITLEMENT	\$ 567,600	\$ 447,921	\$ 119,679	79%
4300	IMPACT FEES	\$ 105,608	\$ 6,864	\$ 98,743	6.5%
ENTITLEMENT TOTAL		\$ 919,103	\$ 582,799	\$ 336,304	63%
5226	INSPECTION FEES	\$ 20,000	\$ 20,000	\$ -	100%
5310	DEMOLITION	\$ 20,000	\$ -	\$ 20,000	0%
5318	CONST. ENGINEERING / SURVEYING	\$ 58,000	\$ 58,000	\$ -	100%
4130	SOIL & MATERIAL TESTING	\$ 38,000	\$ 38,000	\$ -	100%
5416	EROSION CONTROL	\$ 96,013	\$ 96,013	\$ -	100%
5420	MASS GRADING	\$ 169,646	\$ 169,646	\$ -	100%
5438	SANITARY SEWER	\$ -	\$ -	\$ -	100%
5442	STORM SEWER	\$ 392,299	\$ 392,299	\$ -	100%
5444	PONDS / OUTFALL STRUCTURES	\$ 215,677	\$ 215,677	\$ -	100%
5450	WATER SYSTEM	\$ -	\$ -	\$ -	100%
5458	PAVING (SUBGRADE PREP & PAVING)	\$ 999,576	\$ 999,576	\$ -	100%
5459	PAVING 2 (install 2' gravel shoulder)	\$ 103,439	\$ 103,439	\$ -	100%
5468	ELECTRIC DISTRIBUTION	\$ 214,190	\$ -	\$ 214,190	0%
5470	GAS DISTRIBUTION	\$ 165,642	\$ -	\$ 165,642	0%
5472	PHONE DISTRIBUTION	\$ 60,384	\$ -	\$ 60,384	0%
5478	STREET LIGHTS	\$ 42,534	\$ 42,534	\$ -	100%
5484	TRAFFIC CONTROL	\$ 13,146	\$ 13,146	\$ -	100%
5494	OFFSITE ROADS/REGIONAL DRAINAGE	\$ 2,522,347	\$ 2,522,347	\$ -	100%
5502	LANDSCAPING	\$ -	\$ -	\$ -	100%
5508	AMENITIES	\$ 65,280	\$ 65,280	\$ -	100%
5510	FENCE, ENTRY MONUMENTS	\$ 167,280	\$ 167,280	\$ -	100%
5602	MAIL BOXES	\$ 7,242	\$ -	\$ 7,242	0%
5710	EXPECTED REPAIRS	\$ 71,097	\$ 71,097	\$ -	100%
5712	UNEXPECTED COSTS	\$ 544,179	\$ 497,433	\$ 46,746	10%
5716	CONSTRUCTION MANAGEMENT	\$ 448,948	\$ 410,383	\$ 38,565	7.5%
DEVELOPMENT TOTAL		\$ 6,434,920	\$ 5,882,151	\$ 552,769	91%
PROJECT TOTAL		\$ 7,354,022	\$ 6,464,949	\$ 889,073	88%

Kimley»Horn

2 North Nevada, Suite 900
Colorado Springs, Colorado 80903

Project: Eagleview Regional Drainage Improvements

Prepared By: CFS

Project Number:

Checked By: BAH

Date:

March 8, 2023

Regional Drainage Pond- SR1 (County Cost)					
Rip Rap Chute #1 / Forebay (24" Riprap)	CY	865	\$	116	\$ 100,310
Rip Rap Chute #2/ Forebay (18" Riprap)	CY	544	\$	116	\$ 63,091
Rip Rap Chute #6/ Forebay (18" Riprap)	CY	97	\$	116	\$ 11,304
Pond Earthwork	CY	81160	\$	3	\$ 243,480
Concrete Trickle Channel (8' wide)	LF	1166	\$	64	\$ 74,624
Concrete Trickle Channel (4' wide)	LF	92	\$	50	\$ 4,600
Concrete Micropool	EA	1	\$	25,000	\$ 25,000
Concrete Outlet Structure	EA	1	\$	35,000	\$ 35,000
Concrete Outfall Pipe (2- 72 Inch)	LF	196	\$	460	\$ 90,160
Concrete FES w/ Toe Wall	EA	2	\$	5,000	\$ 10,000
Rip Rap Emergency Spillway (12" Riprap)	CY	1841	\$	116	\$ 213,569
Maintenance Road (6" Thick)	CY	647	\$	56	\$ 36,204
Certification	EA	1	\$	8,000	\$ 8,000
Erosion Control	LS	1	\$	27,220	\$ 27,220
Subtotal					\$ 942,561
Reach RWT080 (County Cost)					
Earthwork	CY	1094	\$	8	\$ 8,752
TRM Matting	SY	1340	\$	12	\$ 16,084
Rip Rap Chute #3 (18" Riprap)	CY	294	\$	116	\$ 34,156
Rip Rap Chute #4 (6" Riprap)	CY	34	\$	116	\$ 3,940
Erosion Control	LS	1	\$	8,000	\$ 8,000
Subtotal					\$ 70,931
Reach RWT092 (County Cost)					
Earthwork	CY	665	\$	8	\$ 5,320
Grouted Boulders (24" Diameter)	SY	158	\$	400	\$ 63,289
Sheet Pile Cutoff Wall (PZ-22)	SF	270	\$	45	\$ 12,150
Riprap Protection (Type M - 12")	CY	97	\$	116	\$ 11,282
Riprap Protection (Type L - 9")	CY	132	\$	116	\$ 15,254
Riprap Protection (Type VL - 6")	CY	28	\$	116	\$ 3,287
Rip Rap Chute #10 (18" Riprap)	CY	167	\$	116	\$ 19,385
Coir Mat 40	SY	375	\$	8	\$ 3,000
Maintenance Road (6" Thick)	CY	72	\$	56	\$ 4,037
Erosion Control	LS	1	\$	8,000	\$ 8,000
Subtotal					\$ 145,004
Reach RWT054 (County Cost)					
Earthwork	CY	2655	\$	8	\$ 21,240
Grouted Boulders (24" Diameter)	SY	477	\$	400	\$ 190,756
Sheet Pile Cutoff Wall (PZ-22)	SF	891	\$	45	\$ 40,095
Riprap Protection (Type M - 12")	CY	894	\$	116	\$ 103,756
Riprap Protection (Type VL - 6")	CY	358	\$	116	\$ 41,584
Coir Mat 40	SY	1528	\$	8	\$ 12,224
Maintenance Road (6" Thick)	CY	278	\$	56	\$ 15,556
Erosion Control	LS	1	\$	20,000	\$ 20,000
Subtotal					\$ 445,210
Subtotal County Costs					\$ 1,603,706
Contingency (35%)					\$ 561,297
TOTAL COUNTY COST					\$ 2,165,003
Reach RWT094 (Developer Cost)					
Earthwork	CY	8845	\$	8	\$ 70,760
Riprap Protection (Type M -12")	CY	2757	\$	116	\$ 319,842
Riprap Protection (Type VL - 6")	CY	98	\$	116	\$ 11,394
Coir Mat 40	SY	6952	\$	8	\$ 55,616
Maintenance Road (6" Thick)	CY	443	\$	56	\$ 24,801
Erosion Control	LS	1	\$	16,000	\$ 16,000
Subtotal					\$ 498,413
Subtotal Developer Costs					\$ 498,413
Contingency (35%)					\$ 174,444
TOTAL DEVELOPER COST					\$ 672,857
TOTAL REGIONAL DRAINAGE COST					\$ 2,837,860

Conceptual Opinion of Probable Construction Cost

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Kimley»Horn

2 North Nevada, Suite 300
 Colorado Springs, Colorado 80903

Project: Burgess Right Turn Lane
 Project Number: _____
 Date: June 28, 2022

Prepared By: KRK
 Checked By: EJG

Bid Item #	Item Description	Unit	Unit Cost	Quantity	Extended Cost	
1	EARTHWORK/ EMBANKMENT FILL (1.78 CY PER LF OF ROADWAY)	CY	\$15.00	500	\$7,500	
2	CLASS 6 BASE COURSE (8" DEPTH)	CY	\$56.00	47	\$2,632	
3	ASPHALT PAVEMENT (8' ADDITIONAL FT, 6" DEPTH)	SY	\$36.00	490	\$17,640	
4	UTILITY RELOCATION	EA	\$10,000.00	4	\$40,000	
5	MOBILIZATION	LS	\$10,000.00	1	\$10,000	
6	TRAFFIC CONTROL	LS	\$20,000.00	1	\$20,000	
7	SLOPE EASEMENT	SF	\$0.85	6,000	\$5,100	
PROJECT CONSTRUCTION BID ITEMS COST					B	\$102,872
Contingencies (Construction Items)			(0 - 25%) of B	20.0%	\$20,574	
Total Project Cost					\$123,446	
SUBDIVISION PERCENTAGE OF TRAFFIC				18.6%	\$22,998	

Conceptual Opinion of Probable Construction Cost

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Kimley»Horn

2 North Nevada, Suite 300
 Colorado Springs, Colorado 80903

Project: Raygor Roadway Cost Sharing
 Project Number: _____
 Date: June 28, 2022

Prepared By: KRK
 Checked By: EJG

COST BASED ON 1262 LF OF ROADWAY IMPROVEMENTS (BURGESS TO PINE PARK TRAIL)					
Bid Item #	Item Description	Unit	Unit Cost	Quantity	Extended Cost
1	EARTHWORK/ EMBANKMENT FILL (1.78 CY PER LF OF ROADWAY)	CY	\$15.00	2,246	\$33,690
2	CLASS 6 BASE COURSE (6" DEPTH)	CY	\$56.00	130	\$7,280
3	ASPHALT PAVEMENT (4' ADDITIONAL FT, 6" DEPTH)	SY	\$36.00	628	\$22,608
4	DRIVEWAY CULVERTS	EA	\$600.00	5	\$3,000
5	MOBILIZATION (5%)	LS	\$5,000.00	1	\$5,000
6	TRAFFIC CONTROL (5%)	LS	\$5,000.00	1	\$5,000
PROJECT CONSTRUCTION BID ITEMS COST				B	\$76,578
Contingencies (Construction Items)			(0 - 25%) of B	20.0%	\$15,316
Total Project Cost					\$91,894

Conceptual Opinion of Probable Construction Cost

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Kimley»Horn

2 North Nevada, Suite 300
 Colorado Springs, Colorado 80903

Project: Emergency Access
 Project Number: _____
 Date: June 28, 2022

Prepared By: KRK
 Checked By: EJG

Bid Item #	Item Description	Unit	Unit Cost	Quantity	Extended Cost	
PROPERTY						
1	PURCHASE OF PRIVATE EASEMENT (LOT 11)	SF	\$0.85	10,600	\$9,010	
CONSTRUCTION COSTS						
2	EARTHWORK/ EMBANKMENT FILL (1.78 CY PER LF OF ROADWAY)	CY	\$15.00	507	\$7,605	
3	CLASS 6 BASE COURSE (8" DEPTH)	CY	\$56.00	120	\$6,720	
4	ACCESS CHAIN GATE	EA	\$8,000.00	2	\$16,000	
5	MOBILIZATION (~5%)	LS	\$3,000.00	1	\$3,000	
6	REMOVAL OF ACCESS (WHEN STAPLETON IS EXTENDED)	LS	\$10,000.00	1	\$10,000	
7	YEARLY MAINTENANCE	LS	\$5,000.00	1	\$5,000	
PROJECT CONSTRUCTION BID ITEMS COST					B	\$48,325
Contingencies (Construction Items)			(0 - 25%) of B	20.0%	\$9,665	
Total Project Cost					\$67,000	

Conceptual Opinion of Probable Construction Cost

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.