Steve Schleiker
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FIRST AMENDMENT TO SUBDIVISION IMPROVEMENTS AGREEMENT WALDEN PRESERVE 2 FILING NOS. 4 AND 5

THIS FIRST AMENDMENT TO SUBDIVISION IMPROVEMENTS AGREEMENT, made between Walden Holdings I LLC., a Colorado limited liability company, 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," is entered into and effective this 1ST day of SEPTEMBER 2026 ("Effective Date").

WITNESSETH:

WHEREAS, the Subdivider, as a condition of approval of the final plat for Walden Preserve Filing 2 Subdivision Filing No. 4 ("Filing 4"), entered into a Subdivision Improvements Agreement ("SIA") as provided for by Section 3028137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code, which SIA was recorded in the records of the El Paso County Clerk and Recorder on May 22, 2020 at Reception No. 220070555; and

WHEREAS, the Subdivider, as a condition of approval of the final plat for the Walden Preserve 2, Subdivision Filing No. 5 ("Filing 5"), entered into a Subdivision Improvements Agreement ("SIA") as provided for by Section 3028137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code, which SIA was recorded in the records of the El Paso County Clerk and Recorder on October 21, 2022 at Reception No. 222133207; and

WHEREAS, the Subdivider now desires to amend the SIAs for Filing 4 and Filing 5 to permit the provision of updated Warranty collateral at the time of Preliminary Acceptance as provided for therein.

1. Paragraph 8 of the SIA for Filing 4 shall be amended to read as follows:
   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 Warranty Collateral in the amount of $109,015 at the time of Preliminary Acceptance, and a 2-year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, The Engineering Criteria Manual is the controlling document.

2. Paragraph 8 of the SIA for Filing 5 shall be amended to read as follows:

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 Warranty Collateral in the amount of $219,070.30 at the time of Preliminary Acceptance, and a 2-year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, The Engineering Criteria Manual is the controlling document.

3. All other provisions of the SIAs for Filing 4 and Filing 5 shall remain in full force and effect.

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

By: _____

Meggan Herington,

Executive Director

Planning and Community

Development Department

Authorized signatory pursuant to

LDC

The foregoing instrument was acknowledged before me this 2ND day of SEPTEMBER, 2026 by Meggan Herington, Executive Director of the El Paso County Planning and Community Development Department.

Witness my hand and official seal.

My commission expires: JUNE 30, 2030

_____

Notary Public

Marcella Maes
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224025634
MY COMMISSION EXPIRES 06/30/2030

APPROVED AS TO FORM:

_____

Senior County Attorney

SUBDIVIDER:

Walden Holdings I, LLC

SUBDIVIDER:

Walden Holdings I, LLC

By: Matthew W Dunston

Matthew W. Dunston [insert name], [insert title]

Subscribed, sworn to and acknowledged before me this 26 day of August, 2024, by the parties above named.

My commission expires: January 16, 2028

Dawn M. Tahaney

Notary Public

DAWN M. TAHANEY
NOTARY PUBLIC
State of Colorado
Notary ID # 20244001804
My Commission Expires January 16, 2028

2026 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 2/2026

PROJECT INFORMATION

Project Name: Walden Preserve 2 Filing No. 4 | **Date: 8-6-2026** | **PCD File No. SF-18-034**

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)							
Earthwork							
less than 5,000; $8,000 min		CY	$ 7.50	=	$ -		$ -
5,001-20,000; $30,000 min	14900.	CY	$ 6.50	=	$ 96,850.00	80.00%	$ 19,370.00
20,001-50,000; $100,000 min		CY	$ 4.50	=	$ -		$ -
50,001-200,000; $175,000 min		CY	$ 3.00	=	$ -		$ -
greater than 200,000; $500,000 min		CY	$ 2.50	=	$ -		$ -
Erosion Control Blanket		SY	$ 6.00	=	$ -		$ -
Seeding (inc. noxious weed mgmnt.) & Mulching	4.	AC	$ 2,037.00	=	$ 8,148.00	80.00%	$ 1,629.60
Permanent Pond/PCM (provide engineer's estimate)	3.	EA	$ 40,000.00	=	$ 120,000.00	80.00%	$ 24,000.00
					$ -		$ -
					$ -		$ -
[insert items not listed but part of construction plans]					$ -		$ -
Safety Fence		LF	$ 5.00	=	$ -		$ -
Inlet Protection		EA	$ 322.00	=	$ -		$ -
Rock Check Dam		EA	$ 908.00	=	$ -		$ -
Concrete Washout Basin	1.	EA	$ 1,790.00	=	$ 1,790.00	100.00%	$ -
Sediment Basin		EA	$ 3,483.00	=	$ -		$ -
Sediment Trap		EA	$ 877.00	=	$ -		$ -
Silt Fence	1500.	LF	$ 3.00	=	$ 4,500.00	100.00%	$ -
Slope Drain		LF	$ 30.00	=	$ -		$ -
Straw Bale		EA	$ 56.00	=	$ -		$ -
Straw Wattle/Rock Sock	33.	LF	$ 11.00	=	$ 363.00	100.00%	$ -
Surface Roughening		AC	$ 507.00	=	$ -		$ -
Vehicle Tracking Control	1.	EA	$ 3,840.00	=	$ 3,840.00	100.00%	$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
MAINTENANCE (35% of Construction BMPs)				=	$ 3,672.55		$ -
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)		**Section 1 Subtotal**		=	**$ 239,163.55**		**$ 44,999.60**
SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control		LS		=	$ -		$ -
Aggregate Base Course (135 lbs/cf)	2075.	Tons	$ 42.00	=	$ 87,150.00	80.00%	$ 17,430.00
Aggregate Base Course (135 lbs/cf)		CY	$ 81.00	=	$ -		$ -
Asphalt Pavement (3" thick)		SY	$ 22.00	=	$ -		$ -
Asphalt Pavement (4" thick)		SY	$ 31.00	=	$ -		$ -
Asphalt Pavement (6" thick)		SY	$ 47.00	=	$ -		$ -
Asphalt Pavement (147 lbs/cf) 4" thick	1450.	Tons	$ 140.00	=	$ 203,000.00	80.00%	$ 40,600.00
Raised Median, Paved		SF	$ 15.00	=	$ -		$ -
Signs (regulatory/advisory/guide/street)	9.	EA	$ 293.00	=	$ 2,637.00	80.00%	$ 527.40
Epoxy Pavement Marking		SF	$ 19.00	=	$ -		$ -
Thermoplastic Pavement Marking		SF	$ 29.00	=	$ -		$ -
Barricade - Type 3		EA	$ 380.00	=	$ -		$ -
Delineator - Type I		EA	$ 38.00	=	$ -		$ -
Curb and Gutter, Type A (6" Vertical)		LF	$ 49.00	=	$ -		$ -
Curb and Gutter, Type B (Median)		LF	$ 50.00	=	$ -		$ -
Curb and Gutter, Type C (Ramp)		LF	$ 51.00	=	$ -		$ -
4" Sidewalk (common areas only)		SY	$ 69.00	=	$ -		$ -
5" Sidewalk		SY	$ 85.00	=	$ -		$ -
6" Sidewalk		SY	$ 113.00	=	$ -		$ -
8" Sidewalk		SY	$ 141.00	=	$ -		$ -
Pedestrian Ramp		EA	$ 1,961.00	=	$ -		$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	$ 87.00	=	$ -		$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	$ 131.00	=	$ -		$ -
Curb Opening with Drainage Chase		EA	$ 2,341.00	=	$ -		$ -
Guardrail Type 3 (W-Beam)		LF	$ 87.00	=	$ -		$ -
Guardrail Type 7 (Concrete)		LF	$ 104.00	=	$ -		$ -
Guardrail End Anchorage		EA	$ 2,485.00	=	$ -		$ -
Guardrail Impact Attenuator		EA	$ 22,568.00	=	$ -		$ -
Sound Barrier Fence (CMU block, 6' high)		LF	$ 113.00	=	$ -		$ -
Sound Barrier Fence (panels, 6' high)		LF	$ 115.00	=	$ -		$ -
Electrical Conduit, Size =		LF	$ 33.00	=	$ -		$ -
Traffic Signal, (provide engineer's estimate)		EA		=	$ -		$ -
Survey Monumentation		EA	$ 638.00	=	$ -		$ -
				=	$ -		$ -

PROJECT INFORMATION

Project Name: Walden Preserve 2 Filing No. 4	Date: 8-6-2026	PCD File No. SF-18-034

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
				= $	-		$ -
				= $	-		$ -
[insert items not listed but part of construction plans]				= $	-		$ -
STORM DRAIN IMPROVEMENTS							
Concrete Box Culvert (M Standard), Size (W x H)		LF		= $	-		$ -
18" Reinforced Concrete Pipe		LF	$ 111.00	= $	-		$ -
24" Reinforced Concrete Pipe	160.	LF	$ 161.00	= $	25,760.00	80.00%	$ 5,152.00
30" Reinforced Concrete Pipe		LF	$ 167.00	= $	-		$ -
36" Reinforced Concrete Pipe		LF	$ 191.00	= $	-		$ -
42" Reinforced Concrete Pipe		LF	$ 275.00	= $	-		$ -
48" Reinforced Concrete Pipe		LF	$ 349.00	= $	-		$ -
54" Reinforced Concrete Pipe		LF	$ 465.00	= $	-		$ -
60" Reinforced Concrete Pipe		LF	$ 476.00	= $	-		$ -
66" Reinforced Concrete Pipe		LF	$ 550.00	= $	-		$ -
72" Reinforced Concrete Pipe		LF	$ 616.00	= $	-		$ -
18" Corrugated Steel Pipe		LF	$ 136.00	= $	-		$ -
24" Corrugated Steel Pipe		LF	$ 229.00	= $	-		$ -
30" Corrugated Steel Pipe		LF	$ 244.00	= $	-		$ -
36" Corrugated Steel Pipe		LF	$ 244.00	= $	-		$ -
42" Corrugated Steel Pipe		LF	$ 226.00	= $	-		$ -
48" Corrugated Steel Pipe		LF	$ 465.00	= $	-		$ -
54" Corrugated Steel Pipe		LF	$ 459.00	= $	-		$ -
60" Corrugated Steel Pipe		LF	$ 501.00	= $	-		$ -
66" Corrugated Steel Pipe		LF	$ 580.00	= $	-		$ -
72" Corrugated Steel Pipe		LF	$ 654.00	= $	-		$ -
78" Corrugated Steel Pipe		LF	$ 728.00	= $	-		$ -
84" Corrugated Steel Pipe		LF	$ 901.00	= $	-		$ -
Flared End Section (FES) RCP Size = 24" (unit cost = 6x pipe unit cost)	4.	EA		= $	-		$ -
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		= $	-		$ -
				= $	-		$ -
[insert items not listed but part of construction plans]				= $	-		$ -
End Treatment- Headwall		EA		= $	-		$ -
End Treatment- Wingwall		EA		= $	-		$ -
End Treatment - Cutoff Wall		EA		= $	-		$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	$ 8,814.00	= $	-		$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	$ 10,835.00	= $	-		$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	$ 12,206.00	= $	-		$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 11,438.00	= $	-		$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	$ 12,689.00	= $	-		$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 16,174.00	= $	-		$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 14,452.00	= $	-		$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 17,237.00	= $	-		$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 21,610.00	= $	-		$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 16,499.00	= $	-		$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 20,012.00	= $	-		$ -
Grated Inlet (Type C), Depth < 5'		EA	$ 8,156.00	= $	-		$ -
Grated Inlet (Type D), Depth < 5'		EA	$ 11,435.00	= $	-		$ -
Storm Sewer Manhole, Box Base		EA	$ 18,950.00	= $	-		$ -
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	= $	-		$ -
Geotextile (Erosion Control)		SY	$ 6.00	= $	-		$ -
Rip Rap, d50 size from 6" to 24"	15.	Tons	$ 102.00	= $	1,530.00	80.00%	$ 306.00
Rip Rap, Grouted		Tons	$ 136.00	= $	-		$ -
Drainage Channel Construction, Size (W x H)		LF		= $	-		$ -
Drainage Channel Lining, Concrete		CY	$ 815.00	= $	-		$ -
Drainage Channel Lining, Rip Rap		CY	$ 234.00	= $	-		$ -
Drainage Channel Lining, Grass		AC	$ 2,100.00	= $	-		$ -
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	$ 13.00	= $	-		$ -
				= $	-		$ -
				= $	-		$ -
				= $	-		$ -
[insert items not listed but part of construction plans]				= $	-		$ -
* - Subject to defect warranty financial assurance A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)		**Section 2 Subtotal**		**= $**	**320,077.00**		**$ 64,015.40**

PROJECT INFORMATION

Project Name: Walden Preserve 2 Filing No. 4 | **Date:** 8-6-2026 | **PCD File No.** SF-18-034

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
ROADWAY IMPROVEMENTS							
				= $	1,650.00	100.00%	$ -
				= $	4,025.00	100.00%	$ -
				= $	59,400.00	100.00%	$ -
				= $	660.00	100.00%	$ -
				= $	1,932.00	100.00%	$ -
				= $	3,300.00	100.00%	$ -
STORM DRAIN IMPROVEMENTS	(Exception: Permanent Pond/BMP shall be itemized under Section 1)						
15" CMP/RCP	15.	LF	$ 110.00	= $	1,650.00	100.00%	$ -
24" CMP/RCP	25.	LF	$ 161.00	= $	4,025.00	100.00%	$ -
42" CMP/RCP	216.	LF	$ 275.00	= $	59,400.00	100.00%	$ -
Flared End Section RCP 15"	1.	EA	$ 660.00	= $	660.00	100.00%	$ -
Flared End Section RCP 24"	2.	EA	$ 966.00	= $	1,932.00	100.00%	$ -
Flared End Section RCP 42"	2.	EA	$ 1,650.00	= $	3,300.00	100.00%	$ -
Rip Rap, d50 size from 6" to 24"	23	Tons	$ 102.00	$	2,346.00	100.00%	$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	2450.	LF	$ 90.00	= $	220,500.00	100.00%	$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	$ 105.00	= $	-		$ -
Gate Valves, 8"	6.	EA	$ 2,599.00	= $	15,594.00	100.00%	$ -
Fire Hydrant Assembly, w/ all valves	5.	EA	$ 9,228.00	= $	46,140.00	100.00%	$ -
Water Service Line Installation, inc. tap and valves	23.	EA	$ 1,852.00	= $	42,596.00	100.00%	$ -
Fire Cistern Installation, complete		EA		= $	-		$ -
				= $	-		$ -
[insert items not listed but part of construction plans]				= $	-		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	1300.	LF	$ 90.00	= $	117,000.00	100.00%	$ -
Sanitary Sewer Manhole, Depth < 15 feet	5.	EA	$ 6,136.00	= $	30,680.00	100.00%	$ -
Sanitary Service Line Installation, complete	23.	EA	$ 1,962.00	= $	45,126.00	100.00%	$ -
Sanitary Sewer Lift Station, complete		EA		= $	-		$ -
				= $	-		$ -
[insert items not listed but part of construction plans]				= $	-		$ -
LANDSCAPING IMPROVEMENTS	(For subdivision specific condition of approval, or PUD)						
		EA		= $	-		$ -
		EA		= $	-		$ -
		EA		= $	-		$ -
		EA		= $	-		$ -
		EA		= $	-		$ -
** = Section 3 is not subject to defect warranty requirements		**Section 3 Subtotal**		**= $**	**661,916.00**		**$ -**
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	$ 2,000.00	= $	2,000.00	100%	$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	$ 2,000.00	= $	2,000.00	100%	$ -

Total Construction Financial Assurance $ **1,225,156.55**
(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) $ **109,015.00**
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance $ **109,015.00**
(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.

John P. Schwab
Engineer (P.E. Seal Required)

COLORADO REGISTERED JOHN P. SCHWAB 8/28/26 29891 PROFESSIONAL ENGINEER

Matt Dawson
Approved by Owner / Applicant

8/28/26
Date

Daniel Torres, P.E
Approved by El Paso County Engineer / ECM Administrator

8/31/2026
Date

2026 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 2/2026

PROJECT INFORMATION

Project Name: Walden Preserve 2 Filing No. 5	Date: 8-6-2026	PCD File No. SF-22-011

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)							
Earthwork							
less than 5,000; $8,000 min		CY	$ 7.50	=	$ -		$ -
5,001-20,000; $30,000 min		CY	$ 6.50	=	$ -		$ -
20,001-50,000; $100,000 min	26655.	CY	$ 4.50	=	$ 119,947.50	80.00%	$ 23,989.50
50,001-200,000; $175,000 min		CY	$ 3.00	=	$ -		$ -
greater than 200,000; $500,000 min		CY	$ 2.50	=	$ -		$ -
Erosion Control Blanket	3415.	SY	$ 6.00	=	$ 20,490.00	80.00%	$ 4,098.00
Seeding (inc. noxious weed mgmnt.) & Mulching	8.	AC	$ 2,037.00	=	$ 16,296.00	80.00%	$ 3,259.20
Permanent Pond/PCM (provide engineer's estimate)	3.	EA	$ 40,000.00	=	$ 120,000.00	80.00%	$ 24,000.00
					$ -		$ -
					$ -		$ -
[insert items not listed but part of construction plans]					$ -		$ -
Safely Fence		LF	$ 5.00	=	$ -		$ -
Inlet Protection	5.	EA	$ 322.00	=	$ 1,610.00	100.00%	$ -
Rock Check Dam		EA	$ 908.00	=	$ -		$ -
Concrete Washout Basin	1.	EA	$ 1,790.00	=	$ 1,790.00	100.00%	$ -
Sediment Basin	3.	EA	$ 3,483.00	=	$ 10,449.00	100.00%	$ -
Sediment Trap		EA	$ 877.00	=	$ -		$ -
Silt Fence	3000.	LF	$ 3.00	=	$ 9,000.00	100.00%	$ -
Slope Drain		LF	$ 30.00	=	$ -		$ -
Straw Bale		EA	$ 56.00	=	$ -		$ -
Straw Wattle/Rock Sock	216.	LF	$ 11.00	=	$ 2,376.00	100.00%	$ -
Surface Roughening		AC	$ 507.00	=	$ -		$ -
Vehicle Tracking Control	2.	EA	$ 3,840.00	=	$ 7,680.00	100.00%	$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
	MAINTENANCE (35% of Construction BMPs)			=	$ 11,516.75		$ -
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			**Section 1 Subtotal**	=	**$ 321,155.25**		**$ 55,346.70**
SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control	1.	LS		=	$ -		$ -
Aggregate Base Course (135 lbs/cf)	5570.	Tons	$ 42.00	=	$ 233,940.00	80.00%	$ 46,788.00
Aggregate Base Course (135 lbs/cf)	130.	CY	$ 81.00	=	$ 10,530.00	80.00%	$ 2,106.00
Asphalt Pavement (3" thick)		SY	$ 22.00	=	$ -		$ -
Asphalt Pavement (4" thick)	16050.	SY	$ 31.00	=	$ 497,550.00	80.00%	$ 99,510.00
Asphalt Pavement (6" thick)		SY	$ 47.00	=	$ -		$ -
Asphalt Pavement (147 lbs/cf) _" thick		Tons	$ 140.00	=	$ -		$ -
Raised Median, Paved		SF	$ 15.00	=	$ -		$ -
Signs (regulatory/advisory/guide/street)	11.	EA	$ 293.00	=	$ 3,223.00	80.00%	$ 644.60
Epoxy Pavement Marking		SF	$ 19.00	=	$ -		$ -
Thermoplastic Pavement Marking		SF	$ 29.00	=	$ -		$ -
Barricade - Type 3		EA	$ 380.00	=	$ -		$ -
Delineator - Type I		EA	$ 38.00	=	$ -		$ -
Curb and Gutter, Type A (6" Vertical)		LF	$ 49.00	=	$ -		$ -
Curb and Gutter, Type B (Median)		LF	$ 50.00	=	$ -		$ -
Curb and Gutter, Type C (Ramp)		LF	$ 51.00	=	$ -		$ -
4" Sidewalk (common areas only)		SY	$ 69.00	=	$ -		$ -
5" Sidewalk		SY	$ 85.00	=	$ -		$ -
6" Sidewalk		SY	$ 113.00	=	$ -		$ -
8" Sidewalk		SY	$ 141.00	=	$ -		$ -
Pedestrian Ramp		EA	$ 1,961.00	=	$ -		$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	$ 87.00	=	$ -		$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	$ 131.00	=	$ -		$ -
Curb Opening with Drainage Chase		EA	$ 2,341.00	=	$ -		$ -
Guardrail Type 3 (W-Beam)		LF	$ 87.00	=	$ -		$ -
Guardrail Type 7 (Concrete)		LF	$ 104.00	=	$ -		$ -
Guardrail End Anchorage		EA	$ 2,485.00	=	$ -		$ -
Guardrail Impact Attenuator		EA	$ 22,568.00	=	$ -		$ -
Sound Barrier Fence (CMU block, 6' high)		LF	$ 113.00	=	$ -		$ -
Sound Barrier Fence (panels, 6' high)		LF	$ 115.00	=	$ -		$ -
Electrical Conduit, Size =		LF	$ 33.00	=	$ -		$ -
Traffic Signal, (provide engineer's estimate)		EA		=	$ -		$ -
Survey Monumentation		EA	$ 638.00	=	$ -		$ -
				=	$ -		$ -

PROJECT INFORMATION

Project Name: Walden Preserve 2 Filing No. 5	Date: 8-6-2026	PCD File No. SF-22-011

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
				=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
STORM DRAIN IMPROVEMENTS							
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	$ -		$ -
18" Reinforced Concrete Pipe	252.	LF	$ 111.00	=	$ 27,972.00	80.00%	$ 5,594.40
24" Reinforced Concrete Pipe	116.	LF	$ 161.00	=	$ 18,676.00	80.00%	$ 3,735.20
30" Reinforced Concrete Pipe	93.	LF	$ 167.00	=	$ 15,531.00	80.00%	$ 3,106.20
36" Reinforced Concrete Pipe		LF	$ 191.00	=	$ -		$ -
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -
48" Reinforced Concrete Pipe		LF	$ 349.00	=	$ -		$ -
54" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -
60" Reinforced Concrete Pipe		LF	$ 476.00	=	$ -		$ -
66" Reinforced Concrete Pipe		LF	$ 550.00	=	$ -		$ -
72" Reinforced Concrete Pipe		LF	$ 616.00	=	$ -		$ -
18" Corrugated Steel Pipe		LF	$ 136.00	=	$ -		$ -
24" Corrugated Steel Pipe		LF	$ 229.00	=	$ -		$ -
30" Corrugated Steel Pipe		LF	$ 244.00	=	$ -		$ -
36" Corrugated Steel Pipe		LF	$ 244.00	=	$ -		$ -
42" Corrugated Steel Pipe		LF	$ 226.00	=	$ -		$ -
48" Corrugated Steel Pipe		LF	$ 465.00	=	$ -		$ -
54" Corrugated Steel Pipe		LF	$ 459.00	=	$ -		$ -
60" Corrugated Steel Pipe		LF	$ 501.00	=	$ -		$ -
66" Corrugated Steel Pipe		LF	$ 580.00	=	$ -		$ -
72" Corrugated Steel Pipe		LF	$ 654.00	=	$ -		$ -
78" Corrugated Steel Pipe		LF	$ 728.00	=	$ -		$ -
84" Corrugated Steel Pipe		LF	$ 901.00	=	$ -		$ -
Flared End Section (FES) RCP Size = 18" (unit cost = 6x pipe unit cost)	6.	EA	$ 666.00	=	$ 3,996.00	80.00%	$ 799.20
Flared End Section (FES) CSP Size = 24" (unit cost = 6x pipe unit cost)	2.	EA	$ 966.00	=	$ 1,932.00	80.00%	$ 386.40
Flared End Section (FES) CSP Size = 30" (unit cost = 6x pipe unit cost)	2.		$ 1,002.00	=	$ 2,004.00	80.00%	$ 400.80
[insert items not listed but part of construction plans]				=	$ -		$ -
End Treatment- Headwall		EA		=	$ -		$ -
End Treatment- Wingwall		EA		=	$ -		$ -
End Treatment - Cutoff Wall		EA		=	$ -		$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	$ 8,814.00	=	$ -		$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	$ 10,835.00	=	$ -		$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	$ 12,206.00	=	$ -		$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 11,438.00	=	$ -		$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	$ 12,689.00	=	$ -		$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 16,174.00	=	$ -		$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 14,452.00	=	$ -		$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 17,237.00	=	$ -		$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 21,610.00	=	$ -		$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 16,499.00	=	$ -		$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 20,012.00	=	$ -		$ -
Grated Inlet (Type C), Depth < 5'		EA	$ 8,156.00	=	$ -		$ -
Grated Inlet (Type D), Depth < 5'		EA	$ 11,435.00	=	$ -		$ -
Storm Sewer Manhole, Box Base		EA	$ 18,950.00	=	$ -		$ -
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -
Geotextile (Erosion Control)		SY	$ 6.00	=	$ -		$ -
Rip Rap, d50 size from 6" to 24"	32.	Tons	$ 102.00	=	$ 3,264.00	80.00%	$ 652.80
Rip Rap, Grouted		Tons	$ 136.00	=	$ -		$ -
Drainage Channel Construction, Size (W x H)		LF		=	$ -		$ -
Drainage Channel Lining, Concrete		CY	$ 815.00	=	$ -		$ -
Drainage Channel Lining, Rip Rap		CY	$ 234.00	=	$ -		$ -
Drainage Channel Lining, Grass		AC	$ 2,100.00	=	$ -		$ -
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	$ 13.00	=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)		**Section 2 Subtotal**		=	**$ 818,618.00**		**$ 163,723.60**

PROJECT INFORMATION

Project Name: Walden Preserve 2 Filing No. 5	Date: 8-6-2026	PCD File No. SF-22-011

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
ROADWAY IMPROVEMENTS							
				= $	14,874.00	100.00%	$ -
				= $	16,100.00	100.00%	$ -
				= $	1,332.00	100.00%	$ -
				= $	966.00	100.00%	$ -
				= $	6,732.00	100.00%	$ -
				= $	-		$ -
STORM DRAIN IMPROVEMENTS	(Exception: Permanent Pond/BMP shall be itemized under Section 1)						
18" HDPE Storm Pipe	134.	LF	$ 111.00	= $	14,874.00	100.00%	$ -
24" HDPE Storm Pipe	100.	LF	$ 161.00	= $	16,100.00	100.00%	$ -
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)	2.	EA	$ 666.00	= $	1,332.00	100.00%	$ -
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)	1.	EA	$ 966.00	= $	966.00	100.00%	$ -
Rip Rap, d50 size from 6" to 24"	66.	Tons	$ 102.00	= $	6,732.00	100.00%	$ -
				= $	-		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	943.	LF	$ 90.00	= $	84,870.00	100.00%	$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	$ 105.00	= $	-		$ -
Gate Valves, 8"	3.	EA	$ 2,599.00	= $	7,797.00	100.00%	$ -
Fire Hydrant Assembly, w/ all valves	3.	EA	$ 9,228.00	= $	27,684.00	100.00%	$ -
Water Service Line Installation, inc. tap and valves	50.	EA	$ 1,852.00	= $	92,600.00	100.00%	$ -
Fire Cistern Installation, complete		EA		= $	-		$ -
				= $	-		$ -
[insert items not listed but part of construction plans]				= $	-		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	4849.	LF	$ 90.00	= $	436,410.00	100.00%	$ -
Sanitary Sewer Manhole, Depth < 15 feet	18.	EA	$ 6,136.00	= $	110,448.00	100.00%	$ -
Sanitary Service Line Installation, complete	50.	EA	$ 1,962.00	= $	98,100.00	100.00%	$ -
Sanitary Sewer Lift Station, complete		EA		= $	-		$ -
				= $	-		$ -
[insert items not listed but part of construction plans]				= $	-		$ -
LANDSCAPING IMPROVEMENTS	(For subdivision specific condition of approval, or PUD)						
		EA		= $	-		$ -
		EA		= $	-		$ -
		EA		= $	-		$ -
		EA		= $	-		$ -
		EA		= $	-		$ -
** = Section 3 is not subject to defect warranty requirements		**Section 3 Subtotal**		= $	**937,917.00**		$ -
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	$ 6,000.00	= $	6,000.00	100%	$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	$ 3,000.00	= $	3,000.00	100%	$ -

Total Construction Financial Assurance $ **2,086,690.25**
(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) $ **219,070.30**
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance $ **219,070.30**
(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.

John P Schwab
Engineer (P.E. Seal Required)



Matt Dunston
Approved by Owner / Applicant

8/28/26
Date

Daniel Torres, P.E.
Digitally signed by Daniel Torres P E
Reason: Authorized signatory as County Engineer designee
Date: 2026.08.31 13:12:10-06'00'
Approved by El Paso County Engineer / ECM Administrator

8/31/2026
Date