

# SOUTHERN COLORADO RAIL PARK

BASED UPON EPC SKETCH PLAN - APRIL 2024

## **PUBLIC IMPROVEMENT COST NARRATIVE**

The Southern Colorado Rail Park development is comprised of ~ 3,100 acres of Light Industrial, Heavy Industrial and Commercial properties. The development of public infrastructure consists of; earthmoving, utilities, streets, drainage improvements, and other relative improvements for public infrastructure. At this time there is no schedule or scope for development. The costs associated with the District formation are based upon recent data of construction costs for southern Colorado in 2024. In the future, the construction costs should be updated with current data. Forecasting material unit costs is not a reasonable task at this time. Even with the history of the CPI (Consumer Price Index), or the ENR Building Cost Index (BCI), the timing and scope of the development is still uncertain. Historic cost trends & inflation will not accurately predict the future costs. However, it is foreseeable that construction costs and inflation will continue to rise. The following cost estimate is based upon the quantities taken from the 2024 Sketch Plan. The quantities and unit costs are purposely generic in nature due to the generality of the Sketch Plan itself. The total cost of each public improvement is tallied to develop a factor of the financial obligation the District will incur.

SOUTHERN COLORADO RAIL PARK

BASED UPON EPC SKETCH PLAN - APRIL 2024

**PUBLIC IMPROVEMENT COST SUMMARY**

| <b>DESCRIPTION</b>                     |     | AMOUNT                |
|--|-----|-----------------------|
| GRADING AND EROSION CONTROL - ROADWAYS |     | \$ 24,953,867         |
| ROADWAYS                               |     | \$ 62,357,250         |
| BRIDGES - DRAINAGE CROSSINGS           |     | \$ 18,900,000         |
| WATER SYSTEM                           |     | \$ 24,516,480         |
| SANITARY SYSTEM                        |     | \$ 17,480,640         |
| DRAINAGE/STORM SYSTEM                  |     | \$ 56,448,000         |
| PRESERVATION/LOW IMPACT/LANDSCAPING    |     | \$ 20,220,480         |
|  |     |                       |
|  |     |                       |
| DESIGN & CONSTRUCTION MANAGEMENT       | 20% | \$ 44,975,343         |
|  |     |                       |
| <b>TOTAL</b>                           |     | <b>\$ 269,852,060</b> |

# SOUTHERN COLORADO RAIL PARK

## GRADING AND EROSION CONTROL - ROADWAYS

### **IMPROVEMENT COST**

| <b>DESCRIPTION</b>                                       | <b>UNIT</b> | <b>QUANTITY</b> | <b>UNIT COST</b> | <b>AMOUNT</b>        |
|--|-------------|-----------------|------------------|----------------------|
| Clearing and Grubbing                                    | LS          | 1               | \$ 500,000       | \$ 500,000           |
| *Roadways - Onsite                                       | CY          | 780,904         | \$ 20            | \$ 15,618,074        |
| Erosion Control  | LS          | 1               | \$ 800,000       | \$ 800,000           |
| **Roadway - Offsite                                      | CY          | 190,341         | \$ 20            | \$ 3,806,815         |
| Erosion Control  | LS          | 1               | \$ 70,000        | \$ 70,000            |
| Contingency  |             |                 | 20%              | \$ 4,158,978         |
| <b>Subtotal Grading &amp; Erosion Control - Roadways</b> |             |                 |                  | <b>\$ 24,953,867</b> |

Onsite roadways are within the boundary of the property. The offsite roadway extends to Interstate I-25.

\*Earthwork quantity based upon linear footage of onsite roadways times times 4 feet average depth

\*\*Earthwork quantity based upon linear footage of offsite roadways times times 8 feet average depth

Unit costs are derived from the City of Fountain Transportation Master Plan 2022.

Erosion Control est. ~\$12 / LF

SOUTHERN COLORADO RAIL PARK

ROADWAYS

**IMPROVEMENT COST**

| DESCRIPTION                     | UNIT | QUANTITY | UNIT COST  | AMOUNT               |
|---------------------------------|------|----------|------------|----------------------|
| Minor Arterial - Onsite         | LF   | 14,860   | \$ 660     | \$ 9,807,600         |
| Minor Arterial - Offsite        | LF   | 5,840    | \$ 660     | \$ 3,854,400         |
| Drainage                        |      |          | 20%        | \$ 2,732,400         |
| Signing, Striping, Lighting     |      |          | 10%        | \$ 1,366,200         |
| Traffic Signals                 | EA   | 2        | \$ 350,000 | \$ 700,000           |
| Industrial Commercial Collector | LF   | 51,950   | \$ 465     | \$ 24,156,750        |
| Drainage                        |      |          | 20%        | \$ 4,831,350         |
| Signing, Striping, Lighting     |      |          | 10%        | \$ 2,415,675         |
| Traffic Signals                 | EA   | 6        | \$ 350,000 | \$ 2,100,000         |
| Contingency                     |      |          | 20%        | \$ 10,392,875        |
| <b>Subtotal Roadways</b>        |      |          |            | <b>\$ 62,357,250</b> |

Onsite roadways are within the boundary of the property. The offsite roadway extends to Interstate I-25.

Unit costs are derived from the City of Fountain Transportation Master Plan 2022.

Minor Arterial - 110' wide right-of-way.

Industrial Commercial Collector - 70' wide right-of-way.

# SOUTHERN COLORADO RAIL PARK

## WATER SYSTEM

### **IMPROVEMENT COST**

| <b>DESCRIPTION</b>           | <b>UNIT</b> | <b>QUANTITY</b> | <b>UNIT COST</b> | <b>AMOUNT</b>        |
|------------------------------|-------------|-----------------|------------------|----------------------|
| Water Main - Onsite          | LF          | 72,652          | \$ 200           | \$ 14,530,400        |
| 2 Million Gallon Tank        | LS          | 1               | \$ 2,500,000     | \$ 2,500,000         |
| Tank Property (Land)         | AC          | 10              | \$ 80,000        | \$ 800,000           |
| Water Main - Offsite         | LF          | 6,500           | \$ 400           | \$ 2,600,000         |
| Contingency                  |             |                 | 20%              | \$ 4,086,080         |
| <b>Subtotal Water System</b> |             |                 |                  | <b>\$ 24,516,480</b> |

Onsite Water Main linear feet of pipe is based upon total linear feet of roadways.

Onsite Water Main unit cost assumes 8" & 12" Dia. Pipe.

Offsite Water is located in Charter Oak Ranch Road extending to existing water lines in the City of Fountain.

Offsite Water Main until cost includes repairs to Charter Oak Ranch Road and 12" Dia. Pipe.

2 MG water tank will be fed by an existing water well, or water well by others.

# SOUTHERN COLORADO RAIL PARK

## SANITARY SYSTEM

### **IMPROVEMENT COST**

| <b>DESCRIPTION</b>              | <b>UNIT</b> | <b>QUANTITY</b> | <b>UNIT COST</b> | <b>AMOUNT</b>        |
|---------------------------------|-------------|-----------------|------------------|----------------------|
| Sanitary Main - Onsite          | LF          | 66,810          | \$ 120           | \$ 8,017,200         |
| Lift Station                    | LS          | 1               | \$ 2,000,000     | \$ 2,000,000         |
| Pre-Treatment Facility          | LS          | 1               | \$ 750,000       | \$ 750,000           |
| Lift Station Property (Land)    | AC          | 10              | \$ 80,000        | \$ 800,000           |
| Sanitary - Offsite              | LF          | 12,000          | \$ 250           | \$ 3,000,000         |
| Contingency                     |             |                 | 20%              | \$ 2,913,440         |
| <b>Subtotal Sanitary System</b> |             |                 |                  | <b>\$ 17,480,640</b> |

Onsite Sanitary Main linear feet of pipe is based upon total linear feet of roadways.

Onsite Sanitary Main unit cost assumes 8" & 12" Dia. Pipe.

Offsite Sanitary Main is located exiting the lift station and routed to the southeast to connect at I-25.

Offsite Sanitary Main is located in Charter Oak Ranch Road extending to existing lines in the City of Fountain.

Offsite Sanitary Main until cost includes repairs to Charter Oak Ranch Road and 12" Dia. Pipe.

# SOUTHERN COLORADO RAIL PARK

## DRAINAGE/STORM SYSTEM

### **IMPROVEMENT COST**

| <b>DESCRIPTION</b>                      | <b>UNIT</b> | <b>QUANTITY</b> | <b>UNIT COST</b> | <b>AMOUNT</b>        |
|---|-------------|-----------------|------------------|----------------------|
| Storm Main - Onsite                     | LF          | 15,500          | \$ 270           | \$ 4,185,000         |
| Storm Manholes - Onsite                 | EA          | 78              | \$ 7,500         | \$ 585,000           |
| Storm Inlets - Onsite                   | EA          | 78              | \$ 10,000        | \$ 780,000           |
| Detention / Flood Control Pond          | Ac-Ft       | 1,560           | \$ 12,500        | \$ 19,500,000        |
| Pond Property (Land)                    | AC          | 195             | \$ 80,000        | \$ 15,600,000        |
| Channel Improvements                    | LF          | 14,200          | \$ 450           | \$ 6,390,000         |
|   |             |                 |                  |                      |
| Contingency                             |             |                 | 20%              | \$ 9,408,000         |
|   |             |                 |                  |                      |
| <b>Subtotal Drainage / Storm System</b> |             |                 |                  | <b>\$ 56,448,000</b> |

Storm Main unit cost is based upon an average size of a 42" pipe.

These costs do not include roadway drainage included in the Roadway costs page.

Storm Manholes & Inlets are based upon an average spacing of 1 per 200 linear foot of storm pipe.

Detention pond / Flood Control volume is based upon an average 8' ponding depth.

SOUTHERN COLORADO RAIL PARK

BRIDGES - DRAINAGE CROSSINGS

**IMPROVEMENT COST**

| DESCRIPTION                                  | UNIT | QUANTITY | UNIT COST    | AMOUNT               |
|--|------|----------|--------------|----------------------|
| Minor Arterial                               |      |          |              |                      |
| Large  | EA   | 1        | \$ 3,500,000 | \$ 3,500,000         |
| Small  | EA   | 2        | \$ 750,000   | \$ 1,500,000         |
| Industrial Commercial Collector              |      |          |              |                      |
| Large  | EA   | 4        | \$ 2,500,000 | \$ 10,000,000        |
| Small  | EA   | 1        | \$ 750,000   | \$ 750,000           |
| Contingency                                  |      |          | 20%          | \$ 3,150,000         |
| <b>Subtotal Bridges - Drainage Crossings</b> |      |          |              | <b>\$ 18,900,000</b> |

Large drainage crossings assume a bridge or large reinforced concrete box culverts.

Small drainage crossings assume a large reinforced concrete pipe or medium concrete box culvert.



SOUTHERN COLORADO RAIL PARK  
PRESERVATION/LOW IMPACT/LANDSCAPING

**IMPROVEMENT COST**

| DESCRIPTION   | UNIT | QUANTITY  | UNIT COST  | AMOUNT               |
|---|------|-----------|------------|----------------------|
| Streetscape   | SF   | 1,453,040 | \$ 10      | \$ 14,530,400        |
| Entry Signage                                       | LS   | 2         | \$ 150,000 | \$ 300,000           |
| Preservation / Low Impact                           | AC   | 101       | \$ 20,000  | \$ 2,020,000         |
| Contingency   |      |           | 20%        | \$ 3,370,080         |
| <b>Subtotal Preservation/Low Impact/Landscaping</b> |      |           |            | <b>\$ 20,220,480</b> |

The quantity is based on a 10' wide strip of landscaping on either side of the roadways.  
The unit cost is an average of several types of landscaping materials.  
The preservation / Low Impact - The Unit cost is for various/misc. improvements for this land use.