Steve Schleiker 12/23/2024 11:34:23 AM Doc \$0.00 9 Rec \$0.00 Pages

SUBDIVISION IMPROVEMENTS AGREEMENT



THIS AGREEMENT, made between RHETORIC REAL ESTATE, LLC, hereinafter called the "Subdivider," and COLORADO CONCRETE CRUSHING, LLC, hereinafter called the "Developer" and El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter called the "County," shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Subdivider and the Developer, as a condition of approval of the final plat of <u>STERLING RECYCLING SUDIVISION</u>, wish to enter into a Subdivision Improvements Agreement, as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code incorporated herein; and

WHEREAS, pursuant to the same authority, the Subdivider is obligated to provide security or collateral sufficient in the judgment of the Board of County Commissioners to make reasonable provision for completion of certain public improvements set forth on Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Developer wishes to provide collateral to guarantee performance of this Agreement including construction of the above-referenced improvements by means of a Performance Bond.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdivider and the County agree as follows:

1. The Subdivider and the Developer agree to construct and install, at their sole expense, all of those improvements as set forth on the Financial Assurance Estimate attached hereto and incorporated herein by reference. This obligation is joint and several. To secure and guarantee performance of its obligations as set forth herein, the Developer agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM.

Security and collateral shall be in the form of a Performance Bond issued by Evergreen Surety in the amount of \$1,244,847.

2. Developer is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. The Developer shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if the Developer allows collateral to lapse at any time, no lots in the subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the improvements identified on the Financial Assurance Estimate attached

- hereto have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by Board of County Commissioners is required.
- 3. No lots in the subdivision shall be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued until and unless the required improvements for the subdivision have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within the subdivision may be sold, conveyed or transferred and / or have building permits issued upon receipt of collateral acceptable to the County, pursuant to this Agreement, which is sufficient to guarantee construction of the improvements in the attached Financial Assurance Estimate.
- 4. The Subdivider and the Developer agree that all of those certain public improvements to be completed as identified in the attached Financial Assurance Estimate shall be constructed in compliance with the following:
 - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
 - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
- 5. All improvements shall be completed by the Developer, meeting all applicable standards for preliminary acceptance, within 24 (twenty-four) months from the date of notice to proceed in the Construction Permit for the Subdivision. If the Subdivider and/or the Developer determine that the completion date needs to be extended, the Subdivider and/or the Developer shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Subdivision may be extended one time, for a period no longer than 6 months at the discretion of the ECM Administrator. Any additional requests for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.
- 6. It is mutually agreed pursuant to the provisions of Section 30-28-137 (3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Subdivision Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of this article. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.

- 7. It is further mutually agreed that, pursuant to the provisions of Section 30-28-l37 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Developer may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the Board determines that any of such improvements are not constructed in substantial compliance with specifications it shall furnish the Subdivider and the Developer a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdivider and the Developer will not construct any or all of the improvements in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.
- 8. The Subdivider and the Developer agree, and all 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 appropriate Warranty collateral at that time, 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.
- 9. The Subdivider and the Developer agree to provide the County with a title insurance commitment at time of final platting evidencing that fee simple title of all lands in the subdivision is vested with the subdivider.
- 10. The County agrees to approval of the final plat of STERLING RECYCLING SUBDIVISION subject to the terms and conditions of this Agreement.
- 11. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.
- 12. This Agreement shall take effect on the date of approval of the Final Plat.
- 13. The Subdivider and the Developer agree for themselves and their successors and assigns that Subdivider and the Developer and/or their said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program at or prior to the time of building permit submittals.

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

(Date Final Plat Approved)

Meggan Herington, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

Approved as to form:

Lori L Seago
County Attorney's Office

SUBDIVIDER:

	By: COHU	ro
	Eric Howard, Manager	
Subscribed, sworn to and acknowledge by the parties above named.	ed before me this $\frac{25^{+++}}{25}$ de	ay of <u>September</u> , 202,4
My commission expires: 10-5 &	Notary Public	i mRoma
	DEVELOPER:	KRISTINA M ROMAN Notary Public State of Colorado Notary ID # 20044023923 My Commission Expires 10-05-2027
	COLORADO CONCRETE CRI	ISHING, LLC
	By: Charles R. Collins, Mana	ger
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Subscribed, sworn to and acknowledge by the parties above named.	ed before me thisd5da	ay of September, 2021
My commission expires:	Notary Public	niRoma
	AL NOTE	STINA M ROMAN Notary Public State of Colorado Iry ID # 20044023923 hission Expires 10-05-2027

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				Urrit	_			(with Po	e-Plat Construction)
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Construction Traffic Control Construction Constructi	547. 3275. 1. 2. 2430. 70.	TONS CYYYYY STA		37.00 66.00 18.00 25.00 38.00 114.00 11.00 392.00 392.00 392.00 392.00 317.00 30.00 259.00 31.00 38.00 38.00 38.00 38.00 38.00 37.00 38.00 38.00 38.00 38.00 38.00 38.00 38.00 38.00 38.00 392.0	**************		36,102.00 81,875.00 392.00 284.00 41,310.00 2,100.00		\$ 36,100 \$ 81,875 \$ 81,875 \$ \$ 390 \$ 756 \$ 41,315 \$ 2,101
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Construction Traffic Control Aggregate Base Course Aggregate Base Course Aggregate Base Course Aggregate Base Course (135 lbs/cf) Asphalt Pavement (3" thick) Asphalt Pavement (4" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf) _ "thick Regulatory Sign/Advisory Sign Guide/S/reat Name Sign Epoxy Pavement Marking Barricade - Type 3 Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type B (Median) Curb and Gutter, Type B (Median) Curb and Gutter, Type B (Ramp) 4" Sidewalk (common areas only) 5" Sidewalk B" Sidewalk B" Sidewalk B" Sidewalk Cross Pan, local (8" thick, 6" wide to include return) Cross Pan, collector (6" thick, 8" wide to include return) Curb Opening with Drahage Chase Guardral Type 3 (M-Beam) Guardral Type 7 (Concrete)	547. 3275. 1. 2. 2430. 70.	TONS CYY SYY SY ST SF SA SF		37.00 66.00 18.00 25.00 34.00 114.00 11.00 392.00 392.00 30.00 259.00 31.00 38.00 38.00 38.00 38.00 19.00	* ** ** * * * * * * * * * * * * * * * *	*****************	36,102.00 81,875.00 392.00 784.00 41,310.00 2,100.00		\$ 36,100 \$ 81,875 \$ 81,875 \$ \$ 390 \$ 756 \$ 41,315 \$ 2,101
Construction Traffic Control Construction	547. 3275. 1. 2. 2430. 70.	TOUR CALL THE SECOND SE		37.00 66.00 18.00 18.00 18.00 114.00 111.00 392.00 392.00 392.00 377.00 30.00 259.00 31.00 38.00 38.00 38.00 38.00 19.00		*****************	36,102.00 81,875.00 		\$ 36,100 \$ 81,875 \$ 81,875 \$ \$ 390 \$ 756 \$ 41,315 \$ 2,101
OBOWY IMPROVEMENTS Construction Traffic Control Aggregate Base Course Aggregate Base Course (135 lbs/cf) Aggregate Base Course Aggregate Base Course Aggregate Base Course (135 lbs/cf) Asphalt Pavement (3' thick) Asphalt Pavement (4' lhick) Asphalt Pavement (4' lhick) Asphalt Pavement (14' lbs/cf) Raised Median, Paved Regulstory Sign Advisory Sign Guide/Street Name Sign Epoxy Pavement Marking Barricade - Type 3 Delineator - Type 3 Delineator - Type 1 Curb and Gutter, Type A (6' Vertical) Curb and Gutter, Type B (Median) Curb and Gutter, Type B (Ramp) 4' Sidswalk (common areas only) 5' Sidewalk 6' Sidewalk 8' Sidewalk 8' Sidewalk Pedestrian Ramp Cross Pan, local (6'' thick, 6' wide to include return) Cross Pan, collector (6'' thick, 8' wide to include return) Curb Opening with Drainage Chase Guardial Type 3 (M-Beam) Guardial Type 7 (Concrete) Guardial Impact Attenuator	547. 3275. 1. 2. 2430. 70.	TONS CYY SYY ST SF SA SE		37.00 66.00 18.00 25.00 34.00 114.00 11.00 392.00 392.00 30.00 259.00 31.00 38.00 38.00 62.00 77.00 94.00 125.00 1,456.00 79.00 1,926.00 65.00 94.00 2,731.00	市 经通过证券 医马克耳氏试验 计元 医医马耳	*****************	36,102.00 81,875.00 392.00 784.00 41,310.00 2,100.00		\$ 36,100 \$ 81,875 \$ 81,875 \$ \$ 390 \$ 756 \$ 41,315 \$ 2,101
Construction Traffic Control Aggregate Base Course Aggregate Base Course Aggregate Base Course (135 lbs/cf) Asphalt Pavement (3" thick) Asphalt Pavement (4" lhick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (14T lbs/cf) Raised Median, Paved Regulatory Sign/Advisory Sign Guide/Street Name Sign Epoxy Pavement Marking Barricade - Type 3 Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type B (Median) Curb and Gutter, Type B (Median) Curb and Gutter, Type B (Ramp) 5" Sidewalk 6" Sidewalk 8" Sidewalk 8" Sidewalk 9" Sidewalk 8" Sidewalk 9" Cross Pan, iocal (8" thick, 6" wide to include return) Cross Pan, collector (9" thick, 8" wide to include return) Curb Opering with Drahage Chase Guardral Type 7 (Concrete) Guardral Type 7 (Concrete) Guardral End Anchorage Guardral Impact Attenuator Sound Barrier Fence (CMU block, 6' high)	547. 3275. 1. 2. 2430. 70.	TORS CYY SY SY STANS SEA SEA SEA SEA SEA SEA SEA SEA SEA SE		37.00 66.00 18.00 25.00 38.00 114.00 11.00 392.00 392.00 30.00 259.00 31.00 36.00 38.00 38.00 67.00 77.00 77.00 79.00 1,956.00 1,956.00 55.00 2,731.00 4,902.00 102.00	市 经通过证券 医马克耳氏试验 计元 医医马耳	*****************	36,102.00 81,875.00 392.00 784.00 41,310.00 2,100.00		\$ 36,100 \$ 81,875 \$ 81,875 \$ \$ 390 \$ 756 \$ 41,315 \$ 2,101
OADWY IMPROVEMENTS Construction Traffic Control Aggregate Base Course Aggregate Base Course (135 lbs/cf) Aggregate Base Course Aggregate Base Course (135 lbs/cf) Asphalt Pavement (4" lhick) Asphalt Pavement (6" lhick) Asphalt Pavement (147 lbs/cf) Raised Median, Paved Regulatory Sign/Advisory Sign Guide/Sivest Name Sign Epoxy Pavement Marking Barricade - Type 3 Defineator - Type 1 Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type B (Median)	547. 3275. 1. 2. 2430. 70.	TONS CYYYY SYA SFA SFA SFA SFA SFA SFA SFA SFA SFA SF		37.00 66.00 18.00 25.00 34.00 114.00 114.00 392.00 37.00 30.00 30.00 31.00 38.00 38.00 66.00 77.00 94.00 125.00 1496.00 179.00 199.60 65.00 94.00 199.60 65.00 94.00 199.60 65.00 94.00 199.60 65.00 94.00 199.60 65.00 94.00 199.6	市 经通过证券 医马克耳氏试验 计元 医医马耳	*****************	36,102.00 81,875.00 		\$ 36,100 \$ 81,875 \$ 81,875 \$ \$ 390 \$ 756 \$ 41,315 \$ 2,101

PROJECT INFORMATION						
STERLING RECYCLING FACILITY	5/3/2024	SF2325				
Project Name	Date	PCD File No.				

Insert items not keted but part of construction plana ITORM DRAIN IMPROVEMENTS Concrete Box Culvert (M Standard), Size (W x H) 18" Reinforced Concrete Pipe 24" Reinforced Concrete Pipe 30" Reinforced Concrete Pipe 30" Reinforced Concrete Pipe 42" Reinforced Concrete Pipe 42" Reinforced Concrete Pipe 45" Reinforced Concrete Pipe 46" Reinforced Concrete Pipe 56" Corrugated Steel Pipe 24" Corrugated Steel Pipe 30" Corrugated Steel Pipe 30" Corrugated Steel Pipe 30" Corrugated Steel Pipe	Quantity	Units LF LF LF LF LF LF LF LF LF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	82,00 98,00 123,00 151,00 201,00 245,00 320,00 374,00		\$ \$ \$ \$ \$ \$ \$ \$ \$	Total		Remaining \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
TORM DRAIN IMPROVEMENTS Concrete Box Culvert (M Standard), Size (W x H) 18" Reinforced Concrete Pipe 24" Reinforced Concrete Pipe 30" Reinforced Concrete Pipe 43" Reinforced Concrete Pipe 44" Reinforced Concrete Pipe 45" Reinforced Concrete Pipe 56" Reinforced Concrete Pipe 18" Corrugated Steel Pipe 24" Corrugated Steel Pipe 30" Corrugated Steel Pipe		LF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	98,00 123,00 151,00 201,00 245,00 320,00 374,00	8 8 8 8	\$ \$ \$ \$ \$ \$			\$ \$ \$ \$ \$ \$ \$ \$ \$
TORM DRAIN IMPROVEMENTS Concrete Box Culver (M Standard), Size (W x H) 18" Reinforced Concrete Pipe 24" Reinforced Concrete Pipe 30" Reinforced Concrete Pipe 42" Reinforced Concrete Pipe 44" Reinforced Concrete Pipe 45" Reinforced Concrete Pipe 54" Reinforced Concrete Pipe 56" Reinforced Concrete Pipe 5		LF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	98,00 123,00 151,00 201,00 245,00 320,00 374,00	- - - - - - - - - - - - - - - - - - -	\$ \$ \$ \$ \$	261 261 261 201		\$ \$ \$ \$
Concrete Box Culvert (M Standard), Size (W x H) 18" Reinforced Concrete Pipe 24" Reinforced Concrete Pipe 36" Reinforced Concrete Pipe 36" Reinforced Concrete Pipe 48" Reinforced Concrete Pipe 48" Reinforced Concrete Pipe 54" Reinforced Concrete Pipe 60" Reinforced Concrete Pipe 60" Reinforced Concrete Pipe 60" Reinforced Concrete Pipe 18" Corrugated Steel Pipe 24" Corrugated Steel Pipe 30" Corrugated Steel Pipe		LF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	98,00 123,00 151,00 201,00 245,00 320,00 374,00	- - - - - - - - - - - - - - - - - - -	\$ \$ \$ \$	261 261 261 201		\$ \$ \$ \$
18" Reinforced Concrete Pipe 24" Reinforced Concrete Pipe 30" Reinforced Concrete Pipe 36" Reinforced Concrete Pipe 42" Reinforced Concrete Pipe 48" Reinforced Concrete Pipe 54" Reinforced Concrete Pipe 56" Reinforced Concrete Pipe 66" Reinforced Concrete Pipe 66" Reinforced Concrete Pipe 72" Reinforced Concrete Pipe 18" Corrugated Steel Pipe 24" Corrugated Steel Pipe 30" Corrugated Steel Pipe		LF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	98,00 123,00 151,00 201,00 245,00 320,00 374,00	- - - - - - - - - - - - - - - - - - -	\$ \$ \$ \$	261 261 261 201		\$ \$ \$ \$
24" Reinforced Concrete Pipe 30" Reinforced Concrete Pipe 30" Reinforced Concrete Pipe 42" Reinforced Concrete Pipe 48" Reinforced Concrete Pipe 54" Reinforced Concrete Pipe 56" Reinforced Concrete Pipe 66" Reinforced Concrete Pipe 66" Reinforced Concrete Pipe 72" Reinforced Concrete Pipe 84" Corrugated Steel Pipe 44" Corrugated Steel Pipe 30" Corrugated Steel Pipe		F F F F F F F	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	98,00 123,00 151,00 201,00 245,00 320,00 374,00		\$ \$ \$ \$			\$ \$ \$
30" Reinforced Concrete Pipe 36" Reinforced Concrete Pipe 42" Reinforced Concrete Pipe 48" Reinforced Concrete Pipe 54" Reinforced Concrete Pipe 66" Reinforced Concrete Pipe 66" Reinforced Concrete Pipe 72" Reinforced Concrete Pipe 18" Corrugated Steel Pipe 44" Corrugated Steel Pipe 30" Corrugated Steel Pipe		LF LF LF LF LF LF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	123,00 151,00 201,00 245,00 320,00 374,00	e e	\$ \$	231 22		\$ \$ \$
36" Reinforced Concrete Pipe 42" Reinforced Concrete Pipe 48" Reinforced Concrete Pipe 54" Reinforced Concrete Pipe 60" Reinforced Concrete Pipe 60" Reinforced Concrete Pipe 66" Reinforced Concrete Pipe 72" Reinforced Concrete Pipe 18" Corrugated Steel Pipe 44" Corrugated Steel Pipe 30" Corrugated Steel Pipe		LF LF LF LF LF LF	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	151,00 201.00 245.00 320,00 374.00		\$ \$			\$
42" Reinforced Concrete Pipe 48" Reinforced Concrete Pipe 54" Reinforced Concrete Pipe 66" Reinforced Concrete Pipe 66" Reinforced Concrete Pipe 72" Reinforced Concrete Pipe 18" Corrugated Steel Pipe 24" Corrugated Steel Pipe 30" Corrugated Steel Pipe		LF LF LF LF LF LF	\$ 5 5 5 5 5 5 5	201.00 245.00 320.00 374.00		\$	•		\$
48" Reinforced Concrete Pipe 54" Reinforced Concrete Pipe 60" Reinforced Concrete Pipe 66" Reinforced Concrete Pipe 72" Reinforced Concrete Pipe 18" Corrugated Steel Pipe 24" Corrugated Steel Pipe 30" Corrugated Steel Pipe		LF LF LF LF	\$ \$ \$	245.00 320.00 374.00	**	\$			
54" Reinforced Concrete Pipe 60" Reinforced Concrete Pipe 60" Reinforced Concrete Pipe 72" Reinforced Concrete Pipe 18" Corrugated Steel Pipe 24" Corrugated Steel Pipe 30" Corrugated Steel Pipe		LF LF LF LF	\$ \$	320,00 374,00					
60" Reinforced Concrete Pipe 66" Reinforced Concrete Pipe 72" Reinforced Concrete Pipe 18" Corrugated Steel Pipe 24" Corrugated Steel Pipe 30" Corrugated Steel Pipe		LF LF LF	\$	374.00	=				•
66" Reinforced Concrete Pipe 72" Reinforced Concrete Pipe 18" Corrugated Steel Pipe 24" Corrugated Steel Pipe 30" Corrugated Steel Pipe		LF LF	\$			\$	79.0		\$
72" Reinforced Concrete Pipe 18" Corrugated Steel Pipe 24" Corrugated Steel Pipe 30" Corrugated Steel Pipe		LF			=	\$	329		\$
18" Corrugated Steel Pipe 24" Corrugated Steel Pipe 30" Corrugated Steel Pipe				433,00		\$	99		\$
18" Corrugated Steel Pipe 24" Corrugated Steel Pipe 30" Corrugated Steel Pipe		LF	\$	495.00	=	\$	- 197		\$
24" Corrugated Steel Pipe 30" Corrugated Steel Pipe			\$	105.00	-	\$			\$
30" Corrugated Steel Pipe		LF	\$	121,00		s	-		\$
The state of the s		LF	5	154.00		\$			s
		LF	5	184.00		s		19	s
		LF	\$	212.00	-	Š			S
42" Corrugated Steel Pipe		LF	S	223.00		5			\$
48" Corrugated Steel Pipe		LF	5	327.00		5	-		\$
54" Corrugated Steel Pipe		LF		777.7437.75			1-01		
60" Corrugated Steel Pipe			\$	353.00	=	\$	•		1
66" Corrugated Steel Pipe		LF	\$	427,00	=	\$			\$
72" Corrugated Steel Pipe		LF	S	502.00		\$			\$
78" Corrugated Steel Pipe		LF	\$	578,00	=	\$			\$
84" Corrugated Steel Pipe		LF	\$	691.00	=	\$	545		\$
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)		EA			=	\$	390		\$
Flared End Section (FES) CSP Size =		EA			-	\$	(·		\$
(unit cost = 6x pipe unit cost)						-			
End Treatment- Headwall		EA			=	\$	-		\$
End Treatment- Wingwall		EA				\$	(9)	1 - 1-	\$
End Treatment - Cutoff Wall		EA	12	100000000	.4	\$			\$
Curb Inlet (Type R) L=5', Depth < 5'		EA	5	7,212.00	=	\$			\$
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	5	9,377.00	26	\$	-		\$
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$	10,859.00	=	\$			\$
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$	9,925.00	=	\$	(4)		\$
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	S	10,230.00		\$			\$
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$	12,805.00		\$	(9)		\$
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$	12,907.00		\$			\$
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$	13,835.00	-	\$			\$
The Court of the C		EA	S	15,130.00	-	s	(2)		\$
		EA	\$	13,755.00	=	5			\$
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$	15,181.00		100	-		\$ \$
Curb Infet (Type R) L =20', 5' ≤ Depth < 10'					=	\$	3.0		*
Grated Inlet (Type C), Depth < 5'		EA	\$	6,037.00	(0)	\$	A-271		\$
Grated Inlet (Type D), Depth < 5'		EA	\$	7,458.00	=	\$			\$
Storm Sewer Manhole, Box Base		EA	\$	15,130,00	-	\$			\$
Storm Sewer Manhole, Slab Base		EA	\$	8,322.00	=	\$	•		\$
Geotextile (Erosion Control)		SY	\$	9.00	=	\$			\$
Rip Rap, d50 size from 6" to 24"		Tons	\$	104.00	=	\$	348		\$
Rip Rap, Grouted		Tons	S	124.00	(m)	\$			\$
Drainage Channel Construction, Size (W x H)		LF			.00	\$	34/		\$
Drainage Channel Lining, Concrete		CY	s	741.00		5			\$
Drainage Channel Lining, Concrete Drainage Channel Lining, Rip Rap		CY	Š	145,00	=	Ś			\$
Drainage Channel Lining, Rip Rap Drainage Channel Lining, Grass		AC	Š	1,911.00	-	Š	721		\$
		AU	·	2,522,00	=	\$	7.0		\$
Drainage Channel Lining, Other Stabilization						\$			4
									# #
[insert items not listed but part of construction plans] Subject to defect warranty financial assurance. A minimum of 20% shall be						\$	(4)		\$

	PROJECT INFORMATION	
STERLING RECYCLING FACILITY	5/3/2024	SF2325
Project Name	Date	PCD File No.

		Unit					(with Pre-Plat Construction)		
Description	Ouantity	Units	Cost			Total	% Complete	Remaining	
SECTION 3 - COMMON DEVELOPMENT IMPR		te or Dis	trict and NOT Maintained by EPC)**						
ROADWAY IMPROVEMENTS	COTEMENTO (TIME						Q		
Asphalt Pavement (4" thick)		SY	5 25,00	-	\$		5		
Aggregate Base Course (135 lbs/cf)		CY	5 66.00	- 2	\$	12	s		
Aggregate base course (100 trans)			X. STATE	- 1	\$		\$		
				9	\$	- 1	\$		
				-	5		\$	28	
				=	6		2		
STORM DRAIN IMPROVEMENTS (Exc	ention Pormonant Post	(DLID shall	be itemized under Section 1)		1.4				
	18	LF	\$ 82.00	=	5	1,476.00	\$	1,476.0	
18" Reinforced Concrete Pipe	253	LF	\$ 98.00	-	5	24,794,00	5	24,794.0	
24" Reinforced Concrete Pipe	21	LF	\$ 151.00		5	3,171.00	\$	3,171.0	
36" Reinforced Concrete Pipe	52	LF	\$ 245.00	-	3	12,740.00	\$	12,740.0	
48" Reinforced Concrete Pipe	48	LF	\$ 320.00		4	15,360.00	*	15,360.0	
54" Corrugated Steel Pipe Flared End Section (FES) RCP Size =		LF	3. 320.00						
(unit cost = 6x pipe unit cost) 24"	2	EA	\$ 588.00	3	\$	1,176.00	\$	1,176.0	
Flared End Section (FES) RCP Size =	1			-	s	1,920.00	s	1,920.0	
(unit cost = 6x pipe unit cost) 54	1 1	EA	\$ 1,920.00		-12	- CASTASTANC			
Grated Inlet (Type C), Depth < 5'	1	EA	\$ 6,037.00		\$	6,037.00	\$	6,037.0	
Grated Inlet (Type D). Depth < 5'	2	EA	\$ 7,458,00	.5	\$	14,916.00	\$	14,916.0	
Storm Sewer Manhole, Box Base	1.	EA	\$ 15,130,00	=	\$	15,130.00	\$	15,130.0	
VATER SYSTEM IMPROVEMENTS									
Water Main Pipe (PVC), Size 8*	2402.	LF	\$ 84,00	=	\$	201,768.00	\$	201,768.0	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 98.00	=	\$	1,4	\$	727032132	
Gate Valves, 8*	10.	EA	5 2,418.00		\$	24,180.00	\$	24,180.0	
Fire Hydrant Assembly, w/ all valves	1.	EA	\$ 8,584.00	=	\$	8,584.00	\$	8,584.0	
Water Service Line Installation, inc. tap and valves	12	EA	5 1,723.00	=	\$	1,723.00	\$	1,723.0	
Fire Cistern Installation, complete		EA		-	\$		\$		
				=	\$		\$		
[insert items not listed but part of construction plans]				=	\$	74	\$		
SANITARY SEWER IMPROVEMENTS									
Sewer Main Pipe (PVC), Size 8*		LF	\$ 84.00	=	\$		\$		
Sanitary Sewer Manhole, Depth < 15 feet	7.	EA	\$ 5,708.00	=	\$	39,956.00	\$	39,956.0	
Sanitary Service Line Installation, complete	1.	EA	\$ 1,825.00	- 1	\$	1,825.00	\$	1,825.0	
Sanitary Sewer Lift Station, complete		EA			\$	-	\$	- 3	
Sewer Main Pipe (PVC), Size 10"	2,704	LF	\$ 98.00		\$	264,992.00	\$	264,992.0	
finsert dams not listed but part of construction plans)	190 8.5		15	-	5		\$		
ANDSCAPING IMPROVEMENTS	(For subdivision spec	rific conditio	in of approval, or PUD)		4.0				
Fence	2,360	EA	\$ 5.00	.=	\$	11,801.95	\$	11,801.9	
1.0700		EA			\$		\$		
		EA		-	\$		\$		
		EA			s	4/	\$		
		EA			\$		\$		
- Section 3 is not subject to defect warranty requirements			Section 3 Subtotal	=	5	651,549,95	s	651,549.95	

	_	PROJ	ECT INFOR	MATION			160			
STERLING RECYCLING FACILITY	5	/3/2024					_			SF232S
Project Name		Date				_			PCD File No.	
	_			nit		-	_		(with Pre-I	lat Construction)
Description Quantity Unit	its			ost				Total	% Complete	Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs) POND/BMP CERTIFICATION (Inc. elevations and volume calculations)	s				6,000.00 6,000.00	*	\$ \$	5,000.00 6,000.00	1	5,000.00 6,000.00
					(Sum of all se			truction Financi as-builts and pond/E		\$ 1,246,847.85
								(with Pre-Plat C as-builts and pond/B		\$ 1,246,847.85
MINIMA DO REGIONAL				(20% of all item	ms identified as (*			farranty Financi ed at time of prelimin		\$ 104,174.40
Approvals										
I hereby certify that this is an accurate and complete estimate of costs for the voted as sho	gwn on th	ne Grading and	d Erosian Cont	of Plan and Core	struction Drawing	s associat	ed with th	e Project.		
By 25043 11/12/24									Ø	
Engineer (RE. Seal Requisipo)		11/2	25/	2024	′					
Approved by Owner / *noticant Gilbert LaForce, P.E. Restor: Aumorited signalory as County Engineer - designate - designate - designate - designate - designate - designate - designate - desig	1	11/2	25/202	24						
Approved by El Paso County Engineer / ECH Administrator		Dale								