

Chuck Broerman

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Pages 222054780

El Paso County, CO



SF. 20.24

SUBDIVISIONIMPROVEMENTSAGREEMENT

THIS AGREEMENT, made between Tralon Homes, LLC, 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," shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Subdivider, as a condition of approval of the final plat of Paint Brush Hills Filing No. 14 subdivision wishes 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 Subdivider wishes to provide collateral to guarantee performance of this Agreement including construction of the above-referenced improvements by means of Irrevocable letter of credit.

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

1. The Subdivider agrees to construct and install, at his sole expense, all of those improvements as set forth on Exhibit A attached hereto. To secure and guarantee performance of its obligations as set forth herein, the Subdivider 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 E.C.M. Security and collateral shall be posted in the form of an irrevocable letter of credit from Kirkpatrick Bank in the amount of \$ 1,829,727.75
2. Subdivider is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Subdivider 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 Subdivider 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 Exhibit A 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 Exhibit A.

4. The Subdivider agrees that all of those certain public improvements to be completed as identified on Exhibit A 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 Subdivider, 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 determines that the completion date needs to be extended, the Subdivider 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 30-28-137 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Subdivider 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 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 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 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 appropriate Warranty collateral at that time,

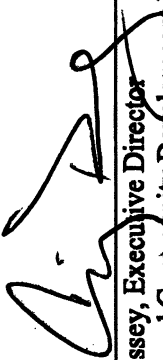
and a 2-year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.

9. The Subdivider agrees 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 **Paint Brush Hills Filing No. 14** 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 by the Board of County Commissioners.
13. The Subdivider agrees for itself and its successors and assigns that Subdivider and/or its said successors and assigns shall be required to pay road 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

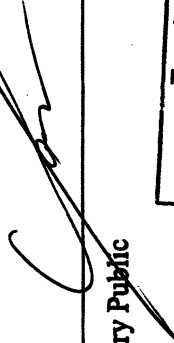
Approved as to form:
Lois L. Seago
County Attorney's Office

By: 
Craig Dossey, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

The foregoing instrument was acknowledged before me this 12th day of April, 2022, by Craig Dossey, Executive Director of El Paso County Planning and Community Development Department.

Witness my hand and official seal.

My commission expires: October 11, 2022



Notary Public

Tara Joy Younger
Notary Public
State of Colorado
Notary ID 20184040076
My Commission Expires October 11, 2022

IN WITNESS WHEREOF, the Parties affix their signatures below.

Executed this 2nd day of March, 2022, by:
TRALON HOMES, LLC

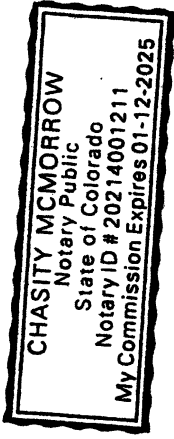
Attest:

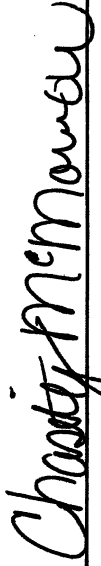

By: _____
Jeff Mark, President

The foregoing instrument was acknowledged before me this 2nd day of
March, 2022, by Jeff Mark, President, TRALON HOMES, LLC.

Witness my hand and official seal.

My commission expires: 01-12-2025




Notary Public

Description	Quantity	Units	Unit Cost	Total	% Complete	Remainder
<i>Please items not listed here part of construction plans</i>						
CONCRETE WORK						
Concrete Box Culvert (48 Standard), Size (W x H)						
18" Reinforced Concrete Pipe	187	LF	62.00	11,586.00		11,586.00
24" Reinforced Concrete Pipe	30	LF	76.00	2,280.00		2,280.00
30" Reinforced Concrete Pipe	49	LF	87.00	4,263.00		4,263.00
36" Reinforced Concrete Pipe	206	LF	126.00	25,956.00		25,956.00
42" Reinforced Concrete Pipe	270	LF	160.00	43,200.00		43,200.00
48" Reinforced Concrete Pipe	2,423	LF	156.00	377,808.00		377,808.00
54" Reinforced Concrete Pipe	185	LF	246.00	45,510.00		45,510.00
60" Reinforced Concrete Pipe	103	LF	332.00	34,196.00		34,196.00
66" Reinforced Concrete Pipe	114	LF	386.00	43,994.00		43,994.00
72" Reinforced Concrete Pipe		LF	84.00			
18" Corrugated Steel Pipe		LF	96.00			
24" Corrugated Steel Pipe		LF	122.00			
30" Corrugated Steel Pipe		LF	147.00			
42" Corrugated Steel Pipe		LF	168.00			
48" Corrugated Steel Pipe		LF	176.00			
54" Corrugated Steel Pipe		LF	208.00			
60" Corrugated Steel Pipe		LF	248.00			
66" Corrugated Steel Pipe		LF	408.00			
72" Corrugated Steel Pipe		LF	468.00			
18" Corrugated Sheet Pile		LF	265.00			
24" Corrugated Sheet Pile		LF	310.00			
30" Corrugated Sheet Pile		LF	360.00			
42" Corrugated Sheet Pile		LF	475.00			
48" Corrugated Sheet Pile		LF	515.00			
60" Corrugated Sheet Pile		LF	605.00			
72" Corrugated Sheet Pile		LF	685.00			
18" Flared End Section (FES) RCP	1	EA	245.00	245.00		245.00
30" Flared End Section (FES) RCP	1	EA	775.00	775.00		775.00
End Treatment - 60" Headwall	1	EA	15,000.00	15,000.00		15,000.00
End Treatment - Wingwall	1	EA				
End Treatment - Curb Wall	1	EA				
Curb Inlet (Type RL-5)		EA	5,542.00			
Curb Inlet (Type RL-5), Depth < 5'		EA	5,188.00			
Curb Inlet (Type RL-5), 5' < Depth < 10'		EA	6,346.00			
Curb Inlet (Type RL-5), 10' < Depth < 15'		EA	7,827.00			
Curb Inlet (Type RL-5), 15' < Depth < 20'		EA	9,491.00			
Curb Inlet (Type RL-5), 20' < Depth < 25'		EA	11,033.00			
Curb Inlet (Type RL-5), 25' < Depth < 30'		EA	12,607.00			
Curb Inlet (Type RL-5), 30' < Depth < 35'		EA	14,309.00			
Curb Inlet (Type RL-5), 35' < Depth < 40'		EA	16,145.00			
Curb Inlet (Type RL-5), 40' < Depth < 45'		EA	18,111.00			
Curb Inlet (Type RL-5), 45' < Depth < 50'		EA	20,305.00			
Curb Inlet (Type RL-5), 50' < Depth < 55'		EA	22,733.00			
Curb Inlet (Type RL-5), 55' < Depth < 60'		EA	25,391.00			
Curb Inlet (Type RL-5), 60' < Depth < 65'		EA	28,275.00			
Curb Inlet (Type RL-5), 65' < Depth < 70'		EA	31,391.00			
Curb Inlet (Type RL-5), 70' < Depth < 75'		EA	34,735.00			
Curb Inlet (Type RL-5), 75' < Depth < 80'		EA	38,313.00			
Curb Inlet (Type RL-5), 80' < Depth < 85'		EA	42,131.00			
Curb Inlet (Type RL-5), 85' < Depth < 90'		EA	46,195.00			
Curb Inlet (Type RL-5), 90' < Depth < 95'		EA	50,511.00			
Curb Inlet (Type RL-5), 95' < Depth < 100'		EA	55,085.00			
Curb Inlet (Type RL-5), 100' < Depth < 105'		EA	59,913.00			
Curb Inlet (Type RL-5), 105' < Depth < 110'		EA	65,000.00			
Curb Inlet (Type RL-5), 110' < Depth < 115'		EA	70,344.00			
Curb Inlet (Type RL-5), 115' < Depth < 120'		EA	75,944.00			
Curb Inlet (Type RL-5), 120' < Depth < 125'		EA	81,800.00			
Curb Inlet (Type RL-5), 125' < Depth < 130'		EA	87,919.00			
Curb Inlet (Type RL-5), 130' < Depth < 135'		EA	94,300.00			
Curb Inlet (Type RL-5), 135' < Depth < 140'		EA	100,951.00			
Curb Inlet (Type RL-5), 140' < Depth < 145'		EA	107,870.00			
Curb Inlet (Type RL-5), 145' < Depth < 150'		EA	115,065.00			
Curb Inlet (Type RL-5), 150' < Depth < 155'		EA	122,544.00			
Curb Inlet (Type RL-5), 155' < Depth < 160'		EA	130,307.00			
Curb Inlet (Type RL-5), 160' < Depth < 165'		EA	138,354.00			
Curb Inlet (Type RL-5), 165' < Depth < 170'		EA	146,685.00			
Curb Inlet (Type RL-5), 170' < Depth < 175'		EA	155,300.00			
Curb Inlet (Type RL-5), 175' < Depth < 180'		EA	164,200.00			
Curb Inlet (Type RL-5), 180' < Depth < 185'		EA	173,385.00			
Curb Inlet (Type RL-5), 185' < Depth < 190'		EA	182,854.00			
Curb Inlet (Type RL-5), 190' < Depth < 195'		EA	192,607.00			
Curb Inlet (Type RL-5), 195' < Depth < 200'		EA	202,644.00			
Curb Inlet (Type RL-5), 200' < Depth < 205'		EA	212,965.00			
Curb Inlet (Type RL-5), 205' < Depth < 210'		EA	223,570.00			
Curb Inlet (Type RL-5), 210' < Depth < 215'		EA	234,459.00			
Curb Inlet (Type RL-5), 215' < Depth < 220'		EA	245,632.00			
Curb Inlet (Type RL-5), 220' < Depth < 225'		EA	257,089.00			
Curb Inlet (Type RL-5), 225' < Depth < 230'		EA	268,830.00			
Curb Inlet (Type RL-5), 230' < Depth < 235'		EA	280,855.00			
Curb Inlet (Type RL-5), 235' < Depth < 240'		EA	293,164.00			
Curb Inlet (Type RL-5), 240' < Depth < 245'		EA	305,757.00			
Curb Inlet (Type RL-5), 245' < Depth < 250'		EA	318,634.00			
Curb Inlet (Type RL-5), 250' < Depth < 255'		EA	331,795.00			
Curb Inlet (Type RL-5), 255' < Depth < 260'		EA	345,240.00			
Curb Inlet (Type RL-5), 260' < Depth < 265'		EA	358,969.00			
Curb Inlet (Type RL-5), 265' < Depth < 270'		EA	372,982.00			
Curb Inlet (Type RL-5), 270' < Depth < 275'		EA	387,279.00			
Curb Inlet (Type RL-5), 275' < Depth < 280'		EA	401,860.00			
Curb Inlet (Type RL-5), 280' < Depth < 285'		EA	416,725.00			
Curb Inlet (Type RL-5), 285' < Depth < 290'		EA	431,874.00			
Curb Inlet (Type RL-5), 290' < Depth < 295'		EA	447,307.00			
Curb Inlet (Type RL-5), 295' < Depth < 300'		EA	463,024.00			
Curb Inlet (Type RL-5), 300' < Depth < 305'		EA	479,025.00			
Curb Inlet (Type RL-5), 305' < Depth < 310'		EA	495,310.00			
Curb Inlet (Type RL-5), 310' < Depth < 315'		EA	511,879.00			
Curb Inlet (Type RL-5), 315' < Depth < 320'		EA	528,732.00			
Curb Inlet (Type RL-5), 320' < Depth < 325'		EA	545,869.00			
Curb Inlet (Type RL-5), 325' < Depth < 330'		EA	563,290.00			
Curb Inlet (Type RL-5), 330' < Depth < 335'		EA	581,095.00			
Curb Inlet (Type RL-5), 335' < Depth < 340'		EA	599,284.00			
Curb Inlet (Type RL-5), 340' < Depth < 345'		EA	617,857.00			
Curb Inlet (Type RL-5), 345' < Depth < 350'		EA	636,814.00			
Curb Inlet (Type RL-5), 350' < Depth < 355'		EA	656,155.00			
Curb Inlet (Type RL-5), 355' < Depth < 360'		EA	675,880.00			
Curb Inlet (Type RL-5), 360' < Depth < 365'		EA	695,989.00			
Curb Inlet (Type RL-5), 365' < Depth < 370'		EA	716,482.00			
Curb Inlet (Type RL-5), 370' < Depth < 375'		EA	737,359.00			
Curb Inlet (Type RL-5), 375' < Depth < 380'		EA	758,620.00			
Curb Inlet (Type RL-5), 380' < Depth < 385'		EA	780,265.00			
Curb Inlet (Type RL-5), 385' < Depth < 390'		EA	802,294.00			
Curb Inlet (Type RL-5), 390' < Depth < 395'		EA	824,707.00			
Curb Inlet (Type RL-5), 395' < Depth < 400'		EA	847,504.00			
Curb Inlet (Type RL-5), 400' < Depth < 405'		EA	870,685.00			
Curb Inlet (Type RL-5), 405' < Depth < 410'		EA	894,150.00			
Curb Inlet (Type RL-5), 410' < Depth < 415'		EA	917,989.00			
Curb Inlet (Type RL-5), 415' < Depth < 420'		EA	942,102.00			
Curb Inlet (Type RL-5), 420' < Depth < 425'		EA	966,489.00			
Curb Inlet (Type RL-5), 425' < Depth < 430'		EA	991,150.00			
Curb Inlet (Type RL-5), 430' < Depth < 435'		EA	1,016,085.00			
Curb Inlet (Type RL-5), 435' < Depth < 440'		EA	1,041,294.00			
Curb Inlet (Type RL-5), 440' < Depth < 445'		EA	1,066,777.00			
Curb Inlet (Type RL-5), 445' < Depth < 450'		EA	1,092,534.00			
Curb Inlet (Type RL-5), 450' < Depth < 455'		EA	1,118,565.00			
Curb Inlet (Type RL-5), 455' < Depth < 460'		EA	1,144,870.00			
Curb Inlet (Type RL-5), 460' < Depth < 465'		EA	1,171,449.00			
Curb Inlet (Type RL-5), 465' < Depth < 470'		EA	1,198,302.00			
Curb Inlet (Type RL-5), 470' < Depth < 475'		EA	1,225,429.00			
Curb Inlet (Type RL-5), 475' < Depth < 480'		EA	1,252,830.00			
Curb Inlet (Type RL-5), 480' < Depth < 485'		EA	1,280,505.00			
Curb Inlet (Type RL-5), 485' < Depth < 490'		EA	1,308,454.00			
Curb Inlet (Type RL-5), 490' < Depth < 495'		EA	1,336,667.00			
Curb Inlet (Type RL-5), 495' < Depth < 500'		EA	1,365,144.00			
Curb Inlet (Type RL-5), 500' < Depth < 505'		EA	1,393,885.00			
Curb Inlet (Type RL-5), 505' < Depth < 510'		EA	1,422,890.00			
Curb Inlet (Type RL-5), 510' < Depth < 515'		EA	1,452,159.00			
Curb Inlet (Type RL-5), 515' < Depth < 520'		EA	1,481,692.00			
Curb Inlet (Type RL-5), 520' < Depth < 525'		EA	1,511,489.00			
Curb Inlet (Type RL-5), 525' < Depth < 530'		EA	1,541,550.00			
Curb Inlet (Type RL-5), 530' < Depth < 535'		EA	1,571,875.00			
Curb Inlet (Type RL-5), 535' < Depth < 540'		EA	1,602,464.00			
Curb Inlet (Type RL-5), 540' < Depth < 545'		EA	1,633,317.00			
Curb Inlet (Type RL-5), 545' < Depth < 550'		EA	1,664,434.00			
Curb Inlet (Type RL-5), 550' < Depth < 555'		EA	1,695,815.00			
Curb Inlet (Type RL-5), 555' < Depth < 560'		EA	1,727,460.00			
Curb Inlet (Type RL-5), 560' < Depth < 565'		EA	1,759,369.00			
Curb Inlet (Type RL-5), 565' < Depth < 570'		EA	1,791,542.00			
Curb Inlet (Type RL-5), 570' < Depth < 575'		EA	1,823,979.00			
Curb Inlet (Type RL-5), 575' < Depth < 580'		EA	1,856,680.00			
Curb Inlet (Type RL-5), 580' < Depth < 585'		EA	1,889,645.00			
Curb Inlet (Type RL-5), 585' < Depth < 590'		EA	1,922,874.00			
Curb Inlet (Type RL-5), 590' < Depth < 595'		EA	1,956,367.00			
Curb Inlet (Type RL-5), 595' < Depth < 600'		EA	1,990,124.00			
Curb Inlet (Type RL-5), 600' < Depth < 605'		EA	2,024,145.00			
Curb Inlet (Type RL-5), 605' <						

PROJECT INFORMATION	
Palmerhurst Mills Filing No. 34	PCD File No. 872024
Project Name	Date

Description	Quantity	Units	Unit Cost	Total	% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (WORKS TO BE PROVIDED BY EPCO)*						
STORM DRAIN IMPROVEMENTS						
(Erosion Prevention Prod. BMP shall be itemized under Section 1)						
WATER SYSTEM IMPROVEMENTS						
Water Main Pipe (PVC), 36" Dia	11,134	LF	\$ 64.00	\$ 712,576.00		\$ 712,576.00
Water Main Pipe (Ductile Iron), 36" Dia	30	EA	\$ 1,860.00	\$ 55,740.00		\$ 55,740.00
Flow Valve, 36"	10	EA	\$ 9,307.00	\$ 93,070.00		\$ 93,070.00
Flow Valve Assembly, w/ all valves	210	EA	\$ 1,334.00	\$ 279,940.00		\$ 279,940.00
Water Service Line Installation, Inc. tap and valve						
Fire Alarm Installation, complete						
(Items listed not listed but part of construction plans)						
LANDSCAPING IMPROVEMENTS						
Grass Seed, 100 lbs	10,400	LF	\$ 4.10	\$ 42,840.00		\$ 42,840.00
Grass Seed, 100 lbs	20	EA	\$ 4,380.00	\$ 87,600.00		\$ 87,600.00
Grass Seed, 100 lbs	210	EA	\$ 1,402.00	\$ 294,420.00		\$ 294,420.00
(For submission specific condition of approval, or PUD)						
EA						
EA						
EA						
EA						
EA						
Section 3 Subtotal				\$ 2,358,216.00		\$ 2,358,216.00

2019 Financial Assurance Estimate Form (with pre-plate construction)

Updated: 6/7/2019

PROJECT INFORMATION	
Paintbrush Hills Filing No. 14	PCD File No. SF2024
4/12/2022	Date
Project Name	

Description	Quantity	Units	Unit Cost	Total	% Complete	(with Pre-Plat Construction) Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)						
* Earthwork						
less than 1,000; \$5,300 min		CY	\$ 8.00			\$ -
1,000-5,000; \$9,000 min		CY	\$ 6.00			\$ -
5,001-20,000; \$30,000 min		CY	\$ 5.00			\$ -
20,001-50,000; \$100,000 min	32,866	CY	\$ 3.50	115,031.00	100.00%	\$ -
50,001-200,000; \$175,000 min		CY	\$ 2.50			\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.00			\$ -
* Permanent Seeding (inc. noxious weed mgmt.)	72	AC	\$ 800.00	57,600.00	80.00%	11,520.00
* Mulching	72	AC	\$ 750.00	54,000.00	80.00%	10,800.00
* Permanent Erosion Control Blanket		SY	\$ 6.00			\$ -
* Permanent Pond/BMP Construction	1	EA	\$ 20,000.00	20,000.00	80.00%	4,000.00
* Permanent Pond/BMP (Spillway)	1	EA	\$ 15,000.00	15,000.00	100.00%	\$ -
* Permanent Pond/BMP (Outlet Structure)		EA				\$ -
Safety Fence		EA				\$ -
Temporary Erosion Control Blanket		LF	\$ 3.00			\$ -
Vehicle Tracking Control		SY	\$ 3.00			\$ -
Silt Fence	2	EA	\$ 2,370.00	4,740.00	100.00%	\$ -
Temporary Seeding	4,822	LF	\$ 2.50	12,055.00	100.00%	\$ -
Temporary Mulch	72	AC	\$ 628.00	45,216.00	100.00%	\$ -
Erosion Bales	72	AC	\$ 750.00	54,000.00	100.00%	\$ -
Erosion Logs/Straw Waddle	46	EA	\$ 25.00	1,200.00	100.00%	\$ -
Rock Check Dams		LF	\$ 5.00			\$ -
Inlet Protection	14	EA	\$ 500.00	2,338.00	100.00%	\$ -
Sediment Basin	8	EA	\$ 167.00	1,336.00	100.00%	\$ -
Concrete Washout Basin	1	EA	\$ 900.00	900.00	100.00%	\$ -
<i>(insert items not listed but part of construction plans)</i>						
MAINTENANCE (35% of Construction BMPs)				\$ 47,090.75		\$ 47,090.75
Section 1 Subtotal				\$ 443,266.75		\$ 73,410.75

* Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

SECTION 2 - PUBLIC IMPROVEMENTS *						
ROADWAY IMPROVEMENTS						
Construction Traffic Control	1	LS	\$ 3,000.00	3,000.00		\$ 3,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 28.00			\$ -
Aggregate Base Course (135 lbs/cf)	6,437	CY	\$ 50.00	421,850.00	50.00%	210,925.00
Asphalt Pavement (3" thick)	37,782	SY	\$ 14.00	528,948.00	69.00%	269,763.48
Asphalt Pavement (4" thick)		SY	\$ 19.00			\$ -
Asphalt Pavement (6" thick)		SY	\$ 29.00			\$ -
Asphalt Pavement (147 lbs/cf) 1" thick		Tons	\$ 88.00			\$ -
Raised Median, Paved		SF	\$ 8.00			\$ -
Regulatory Sign/Advisory Sign	14	EA	\$ 300.00	4,200.00		4,200.00
Guide/Street Name Sign	26	EA	\$ 250.00	6,500.00		6,500.00
Epoxy Pavement Marking	74	SF	\$ 13.00	962.00		962.00
Thermoplastic Pavement Marking	192	SF	\$ 23.00	4,416.00		4,416.00
Barricade - Type 3		EA	\$ 200.00			\$ -
Delinicator - Type 1		EA	\$ 24.00			\$ -
Curb and Gutter, Type A (6" Vertical)	5,233	LF	\$ 30.00	156,990.00	71.00%	45,527.10
Curb and Gutter, Type B (Median)		LF	\$ 30.00			\$ -
Curb and Gutter, Type C (Ramp)	16,550	LF	\$ 30.00	496,500.00	50.00%	248,250.00
4" Sidewalk (common areas only)		SY	\$ 48.00			\$ -
5" Sidewalk	13,866	SY	\$ 60.00	771,960.00		771,960.00
5" Sidewalk (Londonderry/Keating/Rockingham)	287	SY	\$ 60.00	17,220.00		17,220.00
6" Sidewalk		SY	\$ 98.00			\$ -
Pedestrian Ramp	76	EA	\$ 1,150.00	87,400.00		87,400.00
Pedestrian Ramp (Londonderry/Keating/Rockingham)	4	EA	\$ 1,150.00	4,600.00		4,600.00
Cross Pan, local (6" thick, 6' wide to include return)	370	EA	\$ 61.00	16,470.00	50.00%	8,235.00
Cross Pan, collector (9" thick, 8' wide to include return)		EA				\$ -
Curb Chase		EA	\$ 92.00			\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 49.00			\$ -
Guardrail Type 7 (Concrete)		LF	\$ 72.00			\$ -
Guardrail End Anchorage		EA	\$ 2,098.00			\$ -
Guardrail Impact Attenuator		EA	\$ 3,767.00			\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00			\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00			\$ -
Electrical Conduit, Size =		LF	\$ 16.00			\$ -
Traffic Signal, complete intersection		EA	\$ 425,000			\$ -

PROJECT INFORMATION

Paintbrush Hills Filling No. 14

4/12/2022

SF2024

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	% Complete	(with Pre-Flat Construction) Remaining
<i>(Insert items not listed but part of construction plans)</i>						
STORM DRAIN IMPROVEMENTS						
18" Reinforced Concrete Pipe	187	LF	\$ 65.00	\$ 12,155.00	100.00%	\$ -
24" Reinforced Concrete Pipe	50	LF	\$ 78.00	\$ 7,020.00	100.00%	\$ -
30" Reinforced Concrete Pipe	429	LF	\$ 97.00	\$ 41,613.00	100.00%	\$ -
36" Reinforced Concrete Pipe	304	LF	\$ 120.00	\$ 36,480.00	100.00%	\$ -
42" Reinforced Concrete Pipe	270	LF	\$ 160.00	\$ 43,200.00	100.00%	\$ -
48" Reinforced Concrete Pipe	2,423	LF	\$ 195.00	\$ 472,485.00	100.00%	\$ -
54" Reinforced Concrete Pipe	183	LF	\$ 245.00	\$ 44,835.00	100.00%	\$ -
60" Reinforced Concrete Pipe	163	LF	\$ 288.00	\$ 46,944.00	100.00%	\$ -
66" Reinforced Concrete Pipe	114	LF	\$ 332.00	\$ 37,948.00	100.00%	\$ -
72" Reinforced Concrete Pipe		LF	\$ 380.00			
18" Corrugated Steel Pipe		LF	\$ 84.00			
24" Corrugated Steel Pipe		LF	\$ 96.00			
30" Corrugated Steel Pipe		LF	\$ 122.00			
36" Corrugated Steel Pipe		LF	\$ 147.00			
42" Corrugated Steel Pipe		LF	\$ 168.00			
48" Corrugated Steel Pipe		LF	\$ 178.00			
54" Corrugated Steel Pipe		LF	\$ 260.00			
60" Corrugated Steel Pipe		LF	\$ 280.00			
66" Corrugated Steel Pipe		LF	\$ 340.00			
72" Corrugated Steel Pipe		LF	\$ 400.00			
78" Corrugated Steel Pipe		LF	\$ 460.00			
84" Corrugated Steel Pipe		LF	\$ 550.00			
Flared End Section (FES) RCP Size = 18"	1	EA	\$ 245.00	\$ 245.00	100.00%	\$ -
Flared End Section (FES) CSP (unit cost = 6x pipe unit cost) Size = 36"	1	EA	\$ 775.00	\$ 775.00	100.00%	\$ -
Flared End Section (FES) CSP (unit cost = 6x pipe unit cost)	1	EA	\$ 15,000.00	\$ 15,000.00	100.00%	\$ -
End Treatment- 66" Headwall		EA				
End Treatment- Wingwall		EA				
End Treatment- Cutoff Wall		EA				
Curb Inlet (Type R) L=5', Depth < 5'	1	EA	\$ 5,542.00	\$ 5,542.00	100.00%	\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,188.00			
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,345.00			
Curb Inlet (Type R) L=10', Depth < 5'	2	EA	\$ 7,627.00	\$ 15,254.00	100.00%	\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 7,861.00			
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 9,841.00			
Curb Inlet (Type R) L=15', Depth < 5'	8	EA	\$ 9,918.00	\$ 79,344.00	100.00%	\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 10,633.00			
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 11,627.00			
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,570.00			
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 11,667.00			
Grated Inlet (Type C), Depth < 5'	1	EA	\$ 4,640.00	\$ 4,640.00	100.00%	\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,731.00			
Storm Sewer Manhole, Box Base		EA	\$ 11,627.00			
Storm Sewer Manhole, Slab Base		EA	\$ 6,385.00			
Geotextile (Erosion Control)	13	EA	\$ 6.00	\$ 78.00	100.00%	\$ -
Rip Rap, Type L	27	Tons	\$ 50.00	\$ 1,350.00	100.00%	\$ -
Rip Rap, Type M	384	Tons	\$ 65.00	\$ 24,960.00	100.00%	\$ -
Drainage Channel Construction, Size (W x H)		LF				
Drainage Channel Lining, Concrete		CY	\$ 570.00			
Drainage Channel Lining, Rip Rap		CY	\$ 112.00			
Drainage Channel Lining, Grass		AC	\$ 1,469.00			
Drainage Channel Lining, Other Stabilization						
Curb Inlet (Type R) L=20'	2	EA	\$ 8,000.00	\$ 16,000.00	100.00%	\$ -
Underdrain ROW Mitigation Contingency	23	EA	\$ 3,000.00	\$ 69,000.00	100.00%	\$ -
Section 2 Subtotal				\$ 3,578,841.00		\$ 1,751,958.58

* Subject to defect warranty bonded assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 50% COMPLETE ALLOWED)

PROJECT INFORMATION

Paintbrush Hills Filing No. 14

4/12/2022

SF2024

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	% Complete	(with Pre-Plan Construction) Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**						
ROADWAY IMPROVEMENTS						
STORM DRAIN IMPROVEMENTS						
(Exception: Permanent Pond/BMP shall be itemized under Section 1)						
WATER SYSTEM IMPROVEMENTS						
Water Main Pipe (PVC), Size 6"	14,134	LF	\$ 64.00	712,576.00	100.00%	\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	-		\$ -
Gate Valves, 8"	30	EA	\$ 1,858.00	55,740.00	100.00%	\$ -
Fire Hydrant Assembly, w/ all valves	32	EA	\$ 6,597.00	211,104.00	100.00%	\$ -
Water Service Line Installation, inc. tap and valves	210	EA	\$ 1,324.00	278,040.00	100.00%	\$ -
Fire Cistern Installation, complete		EA		-		\$ -
<i>[insert items not listed but part of construction plans]</i>						
SANITARY SEWER IMPROVEMENTS						
Sewer Main Pipe (PVC), Size 6"	10,466	LF	\$ 64.00	665,984.00	100.00%	\$ -
Sanitary Sewer Manhole, Depth < 15 feet	32	EA	\$ 4,396.00	140,352.00	100.00%	\$ -
Sanitary Service Line Installation, complete	210	EA	\$ 1,402.00	294,420.00	100.00%	\$ -
Sanitary Sewer Lift Station, complete		EA		-		\$ -
<i>[insert items not listed but part of construction plans]</i>						
(For subdivision specific condition of approval, or PUD)						
LANDSCAPING IMPROVEMENTS						
		EA		-		\$ -
		EA		-		\$ -
		EA		-		\$ -
		EA		-		\$ -
		EA		-		\$ -
		EA		-		\$ -
Section 3 Subtotal				\$ 2,358,216.00		\$ -

** - Section 3 is not subject to defect warranty requirements

PROJECT INFORMATION

Painbrush Hills Filing No. 14

4/12/2022

SF2024

Project Name

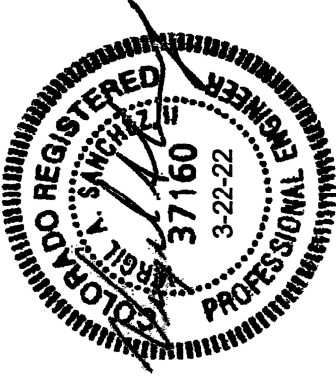
Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs) POND/BMP CERTIFICATION (inc. elevations and volume calculations)	LS		\$ 1,500.00	1,500.00	\$	1,500.00
	LS		\$ 2,868.42	2,868.42	\$	2,868.42
<p align="right">Total Construction Financial Assurance \$ 6,384,682.17</p> <p align="center">(Sum of all section subtotals plus as-builts and pond/BMP certification)</p>						
<p align="right">Total Remaining Construction Financial Assurance (with Pre-Plat Construction) \$ 1,829,727.75</p> <p align="center">(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)</p>						
<p align="right">Total Defect Warranty Financial Assurance \$ 768,094.40</p> <p align="center">(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)</p>						

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.



Engineer (P.E. Seal Required)

3-22-22

Date

Approved by Owner / Applicant

[Signature]

4/12/2022

Date

Approved by El Paso County Engineer / EOM Administrator

** items in section 1 not accepted for Prelim. acceptance at this time*