INTERGOVERNMENTAL AGREEMENT REGARDING MARKSHEFFEL ROAD THROUGH THE SCHMIDT PROPERTY

This Intergovernmental Agreement Regarding Marksheffel Road Through The Schmidt Property ("Agreement") is made this _____ day of _____, 2026 ("Effective Date") by and between El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado, a duly organized county and political subdivision of the State of Colorado ("County"), the City of Colorado Springs, Colorado, a home rule City and Colorado municipal corporation ("City"), and the Stonebridge Metropolitan District No. 4, a special district organized under Title 32, Colorado Revised Statutes ("District"). The County, City and District may be referred to herein individually as a "Party" or collectively as "Parties."

Recitals

A. Within the jurisdictional boundaries of the County and the District lies a 97-acre property known as The Schmidt Property, the extent of which is depicted in Exhibit A. The plan for development of the Schmidt Property requires construction of four segments of Marksheffel Road between Vollmer Road and Black Forest Road. The general location of the segments of Marksheffel Road within and adjacent to The Schmidt Property that are the subject of this Agreement are depicted in Exhibit B, attached hereto and incorporated herein by reference, and are referred to herein as the "Marksheffel Road Segments." As identified in Exhibit B, Segment M3 lies between Vollmer Road and Brush Top Road, Segment M4 lies between Brush Top Road and the assumed east edge of the future bridge over Cottonwood Creek Drainage/Floodplain, Segment M5 is the future bridge over Cottonwood Creek, and Segment M6 is the section from the assumed western edge of the future bridge to Black Forest Road. The District is responsible for the construction of Segments M3, M4 and M6. The construction of Segment M5 is the responsibility of the City and the extent of Segment M5 in Exhibit B will be finalized through the City design process for the Cottonwood Creek bridge, which will determine the final extent of Segments M4 and M6.

B. The City will accept ownership, operation, and maintenance responsibilities of the Marksheffel Road Segments, provided that they are constructed to City standards. The District shall construct or provide for the construction of the Marksheffel Road Segments in accordance with City requirements to further this goal.

C. The County requires construction of the Marksheffel Road Segment M3 to provide access to the proposed Stonebridge Multifamily subdivision and other subdivisions within The Schmidt Property development, via the extension of Brush Top Road to Marksheffel Road.

D. The purpose of this Agreement is to set forth the nature and timing of the Parties' various obligations related to the design, construction, acceptance for operation and maintenance, transfer of ownership and future annexation of the Marksheffel Segments within the County.

E. Pursuant to Colorado Constitution, Article XIV, Section 18(2) and Section 29-1-203, Colorado Revised Statutes, governmental entities may cooperate and contract with each other to provide any function, services, or facilities lawfully authorized to each.

Agreement

1. Incorporation of Recitals. The Parties hereby incorporate by reference the above-stated Recitals into this Agreement as if fully set forth herein.

2. No Assurance of Land Use Approvals. The District understands and agrees that (i) this Agreement does not assure it, the property owners within The Schmidt Property, or their respective successors and assigns that either the County or the City will grant future land use or construction approvals for The Schmidt Property, and (ii) no representations or promises are made or implied herein by the County or City, except for those rights that are specifically identified in this Agreement.

3. County Responsibilities.

a. For each final plat in The Schmidt Property that contains a Marksheffel Road Segment, the County shall require that each segment be placed in a separate tract and subsequently deeded to the City as a gift within thirty (30) days of recording such plat.

b. The County shall require that the Marksheffel Road Segments and Intersection Improvements, as depicted in the approved construction drawings in PCD File CDR2413, be designed and constructed in accordance with City standards, requirements, and specifications, with any variance requiring the review and approval of City Engineering prior to implementation. The County will require the posting of financial assurances with the City for construction of the Marksheffel Road Segments for which the District is responsible with each relevant final plat. The County will not require the posting of defect warranty collateral. The County shall require financial assurances payable to the County for grading and erosion control.

c. The County agrees to not issue any building permit associated with The Schmidt Property final plat(s) that contains any portion of the Marksheffel Road Segments or Intersection Improvement until all required fees have been paid and all required improvements related to the Marksheffel Road Segments and Intersection Improvements, including but not limited to drainage, street, and erosion control, have been installed as specified by the City or until acceptable assurances, including but not limited to letters of credit, cash, subdivision bonds, or combinations thereof, guaranteeing the completion of such public improvements have been placed on file with the City.

i. The approved final plats shall contain the following statement: "No building permits shall be issued for building sites within this plat until all required fees have been paid and all required improvements related to the following: [*insert specific Marksheffel Road Segment and Intersection Improvements to be constructed with the particular plat*], including but not limited to drainage, street, and erosion control, have been installed as specified by the City of Colorado Springs or until acceptable assurances, including but not limited to letters of credit, cash, subdivision bonds, or combinations thereof, guaranteeing the completion of all such improvements have been placed on file with the City of Colorado Springs."

d. Until the Marksheffel Road Segments are annexed by the City, the County shall retain the authority to provide final construction drawing and plan approval, to issue notices to proceed with construction, and to apply and enforce stormwater requirements pursuant to its MS4 permit. County shall notify the City of all plan approvals and notices issued and include the City in any communications related to stormwater requirements.

e. The County shall follow its normal process for the oversight of construction, inspection and acceptance of public improvements with respect to the Intersection Improvements at Marksheffel Road/Vollmer Road and at Marksheffel Road/Brush Top Road, as depicted in the approved construction drawings in PCD File CDR2413. The Intersection Improvements shall be satisfactory to the County and the City prior to opening the Marksheffel Road Segments to public traffic.

f. City and County shall enter into an MS4 Permit Overlapping Jurisdictional Boundary Agreement for District to conduct work in City's MS4 permit area under County's MS4 permit requirements. District shall submit to County for review and approval of all related plans prepared in compliance with all applicable County criteria prior to commencement of construction within City's MS4 permit area.

4. City Responsibilities.

a. The City will be responsible for the design and construction of Marksheffel Road Segment M5, comprising the bridge over Cottonwood Creek. The City will advance the design of the bridge and will coordinate both the required length of M5, and the preliminary design of road profiles for M4 and M6 by the District.

b. The City shall initiate the annexation process for the Marksheffel Road tracts in the future, after the tracts have been accepted and are contiguous to the City.

c. The City shall review and approve all required plans and construction drawings for the Marksheffel Road Segments and the Intersection Improvements.

d. The City shall follow its normal process for the oversight of construction, inspection, and acceptance of public improvements with respect to the Marksheffel Road Segments. The City shall work diligently with the District to approve any plan modifications and to identify any deficiencies in construction.

e. The City shall accept the Marksheffel Road Segments and the Intersection Improvements lying within the Marksheffel Road Segments tracts for operation, maintenance and repair following final acceptance, in accordance with its normal process and practices for each Segment. The road segments shall be processed through the City's standard inspection, probationary acceptance, warranty period, and final acceptance process.

f. The City requires acceptable financial assurances be posted by the District guaranteeing the completion of the Marksheffel Road Segments and the Intersection

Improvements. The financial assurance amount shall be pursuant to City standards, shall be in and on a City approved form and issued by a City approved surety. A warranty retainage of ten percent (10.0%) of the financial assurance obligation shall be required throughout the warranty period.

5. District Responsibilities.

a. The District shall be responsible for the design and construction of the Marksheffel Road Segments M3, M4 and M6, including all road, trail, drainage, and appurtenant improvements, and Intersection Improvements at Marksheffel Road/Vollmer Road and Marksheffel Road/Brush Top Road. Design of M4 and M6 will conform to the 30% engineering plans prepared by the City as part of the Marksheffel bridge project over Cottonwood Creek.

b. The District will work diligently with the City and, until annexation, the County to meet all City requirements related to the design, construction, inspection, and acceptance of the Marksheffel Road Segments. Such requirements may include, but are not limited to, the contribution of funds toward future traffic signal improvements along the Marksheffel Road Segments. The District will coordinate with the City on the design of road profiles for M4 and M6 in relation to the preliminary design of the Cottonwood Creek bridge.

c. The District shall construct the Marksheffel Road Segment M3 between Vollmer Road and Brush Top Road and associated Intersection Improvements within nine (9) months of recording of the first final plat for The Schmidt Property.

d. The District shall work with the County to obtain the required right-of-way to complete Marksheffel Road Segment M3 from the east boundary of The Schmidt Property to Vollmer Road. The M3 parcel will be dedicated in a tract similar to the remaining Marksheffel parcels for conveyance to the City.

e. The District shall commence construction of the Marksheffel Road Segments M4 and M6 within twelve (12) months of the City completing the construction of the Marksheffel Road Bridge over Cottonwood Creek.

f. The District shall convey Segment M5 to the City, including all instruments necessary for conveyance, at no cost to the City, upon the earliest of the following:

i. Within thirty (30) days after receipt of the City's written notice that M5 is required for the bridge project;
ii. Concurrently with the conveyance of M4 or M6 to the City, whichever first occurs; or
iii. No later than one hundred and twenty (120) days before the City's anticipated advertisement of construction bids for the bridge project.

The District shall also convey, at no cost to the City, all permanent and temporary easements necessary for the design and construction of the bridge that are on land in District ownership.

g. If and when signals are warranted, the District shall pay to the City 50% of

the cost of the proposed signal at Vollmer Road and Marksheffel Road. The 50% share will be based on a construction cost estimate developed by the District and approved by the City. The District will provide a signal design, paid for by the District, to the City for approval.

h. The District shall pay to the City 100% of the cost of any modifications of the signal at Black Forest Road and Marksheffel Road triggered by the development of The Schmidt Property.

i. The District shall operate, maintain, and repair the Marksheffel Road Segments and the Intersection Improvements within the Marksheffel Road Segment tracts for each respective two-year probationary period that begins with probationary acceptance by the City and ends with District requesting, and City performing, final inspection and City final acceptance.

j. The District shall post financial assurances with the City for the Marksheffel Road Segments and the Intersection Improvements for which the District is responsible pursuant to City's requirements. The District shall post financial assurances payable to the County for grading and erosion control.

k. For the stormwater facilities identified in Exhibit C associated with Marksheffel Road Segment M3, attached hereto and incorporated herein by reference, including the proposed full-spectrum detention basin and its outfall into the City, District shall enter into a stormwater facility maintenance agreement with the County in compliance with the County's MS4 permit requirements. The signed agreement and completion of the necessary stormwater facilities to the satisfaction of the City and the County are required prior to opening the Marksheffel Road Segment M3 to public traffic. District shall promptly comply with any City requirements to address offsite drainage and erosion impacts to properties within the City.

l. For Marksheffel Road Segment M4, the necessary stormwater facilities will be designed and constructed with the Final Plat for the development on the part of The Schmidt Property adjacent to Marksheffel Road Segment M4. . The preliminary design for stormwater facilities for Road Segment M6 will be designed with the Preliminary Plan for the development on the part of The Schmidt property adjacent to Marksheffel Road Segment M6. District shall enter into a stormwater facility maintenance agreement with the County in compliance with the County's MS4 permit requirements. The signed agreement and completion of the necessary stormwater facilities to the satisfaction of the City and the County are required prior to paving the Marksheffel Road Segments M4 and M6. District shall promptly comply with any City requirements to address offsite drainage and erosion impacts to properties within the City.

m. The District understands and agrees that it is eligible to apply for credits or reimbursement through the El Paso County Road Impact Fee Program for the Marksheffel Road Segments constructed by the District.

n. The District understands and agrees that the construction of the Marksheffel Road Segments M3, M4 and M6, will not be eligible for cost recovery or reimbursements through the City or Pikes Peak Rural Transit Authority (PPRTA).

o. Conveyance of Marksheffel Road Segments:

i. Pursuant to Section 3.a. of this Agreement, the District shall order a title commitment for City as grantee on said tracts to be conveyed to City. The District shall convey the Marksheffel Road Segments to City by special warranty deeds satisfactory to the City in form and substance, free and clear of any liens or encumbrances whether recorded or unrecorded, but subject to easements, conditions and restrictions of record permitted by the City.

ii. If not previously paid, District shall pay all real property taxes on the portion of Marksheffel Road Segments to be conveyed to the City that have accrued through the date of closing.

iii. At or prior to closing, District shall take all necessary action to remove any and all liens and encumbrances if any affecting the title of the Marksheffel Road Segments, including the removal of liens securing financial indebtedness, other than those exceptions to title specifically permitted by the City. District shall obtain and provide the title company with any and all executed releases, subordinations, and/or joinders necessary to remove such encumbrances. District shall also supply Title Company with any and all documents required to close these conveyances.

iv. If District is unable to convey title to the Marksheffel Road Segments free and clear of all liens and encumbrances, District and City agree to work together in good faith to obtain title acceptable to the City.

v. District shall pay all costs of closing including the title policy, recording fees, and documentary fees, if any.

6. Contacts and Notices. The individuals identified below are the primary points of contact for any matters related to this Agreement. All notices or other communications to the Parties shall either be sent by electronic mail, personally delivered, or sent by United States mail, postage prepaid, to the persons identified below or to any other person or address which the Parties may substitute in writing.

To the County:

Meggan Herington, Executive Director
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910
mailto:megganherington@elpasoco.com
(719) 520-7941

And

Lori Seago, Sr. Asst. County Attorney
El Paso County Attorney's Office
200 S. Cascade
Colorado Springs, CO 80903
loriseago@elpasoco.com
(719) 520-7371

To the City:	Gayle Sturdivant, City Engineer 30 South Nevada, Suite 401 Colorado Springs, CO 80903 gayle.sturdivant@coloradosprings.gov (719) 385-5628 And Kellie Billingsley, Real Estate Services Manager 30 South Nevada, Suite 502 Colorado Springs, CO 80903 Kellie.Billingsley@coloradosprings.gov (719) 385-5611
To the District:	Charles Collins, Secretary 20 Boulder Crescent Colorado Springs, CO 80903 candclandllc@aol.com (719) 491-8717

7. General Provisions.

a. Entire Agreement. This Agreement represents the complete integration of all understandings between the Parties, is the entire agreement between the Parties, and no additional or different oral representations, promises, or agreements shall be binding on any of the Parties hereto with respect to the subject matter of this Agreement, unless stated in writing and signed by all the Parties.

b. Amendment. This Agreement may be amended by mutual written agreement of all Parties or their respective successors or assigns.

c. Choice of Law and Venue. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Colorado. Venue shall be exclusively in the District or County Court in and for El Paso County, Colorado.

d. Legal Authority. The undersigned hereby acknowledge and represent that they have the legal authority to bind their respective Party to this Agreement.

e. Severability. If any paragraph, section, subsection, clause or phrase of this Agreement is, for any reason, held to be invalid by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Agreement.

f. Waiver. The waiver of a breach of any of the provisions of this Agreement by any Party shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or other provision of this Agreement.

g. Third Party Beneficiary. This Agreement does not and shall not be deemed to confer on any third party the right to the performance of or proceeds under this Agreement, to claim any damages or to bring any legal action or other proceeding against any Party for any breach or other failure to perform this Agreement.

h. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages shall all be attached to a single instrument.

i. The Parties hereby agree that if any dispute cannot be resolved by mutual agreement of the Parties, such dispute may be resolved in law or in equity. The Parties further agree and acknowledge that this Agreement may be enforced at law or in equity. In addition to any other available remedies, in the event of a breach of this Agreement, any Party may request a court of competent jurisdiction to enter a writ of mandamus to compel the breaching Party to perform under this Agreement, and any Party may seek from a court of competent jurisdiction temporary and/or permanent restraining orders, or orders for specific performance, to compel the other to perform in accordance with the obligations set forth in this Agreement.

j. A fully executed copy of this Agreement shall be recorded in the records of the El Paso County Clerk and Recorder.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date above.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

_____

By: _____

Steve Schleiker
County Clerk & Recorder

Carrie Geitner, Chair

Approved as to form:

_____
County Attorney's Office

ATTEST:

CITY OF COLORADO SPRINGS,
COLORADO

_____

By: _____

Sarah Johnson
City Clerk

Yemi Mobalade, Mayor

Approved as to form:

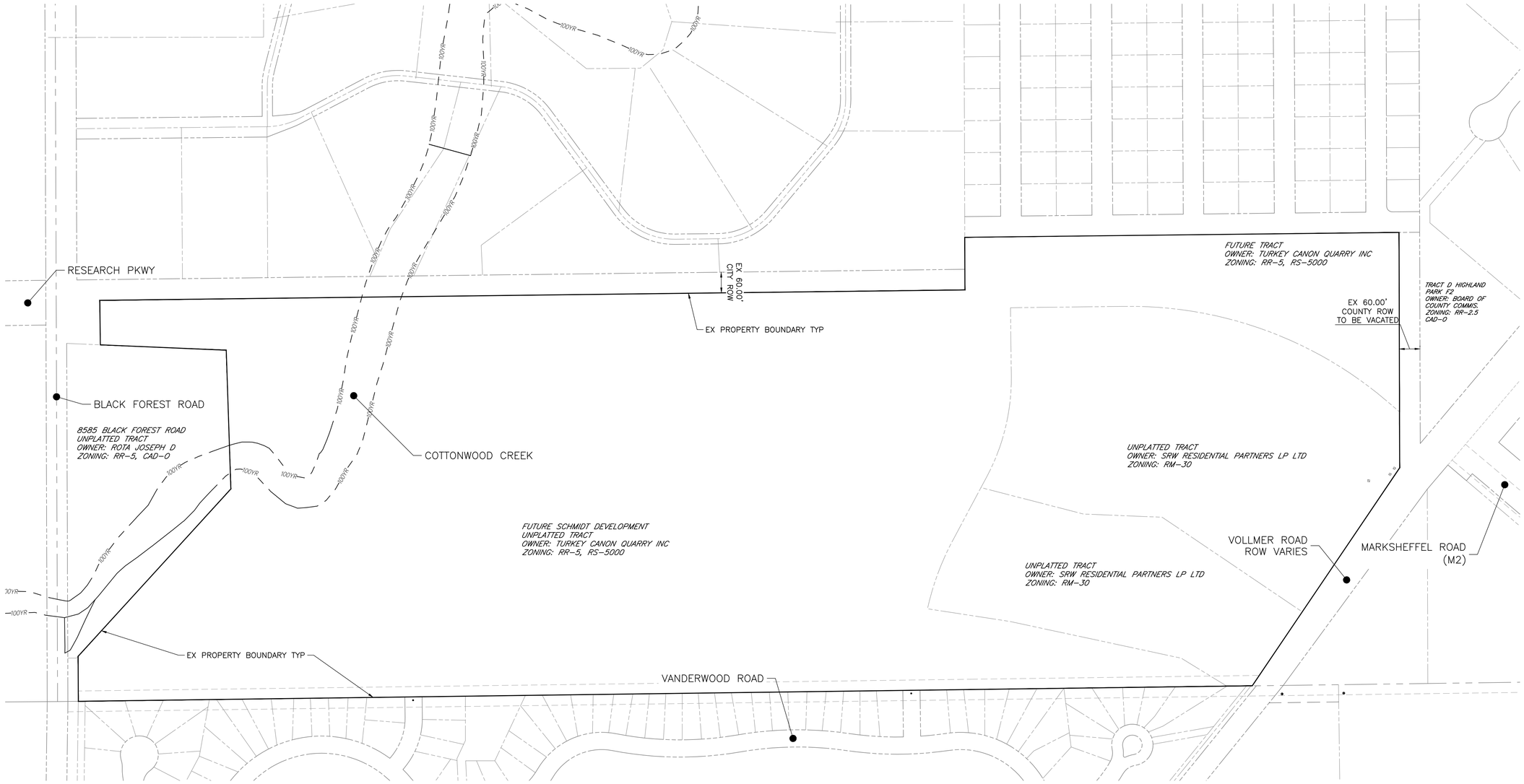
_____
Office of the City Attorney

STONEBRIDGE METROPOLITAN DISTRICT NO. 4

By: _____
Charles Collins, Secretary

MARKSHEFFEL IGA - EXHIBIT A

PARCEL MAP



N

150 75 0 150 300

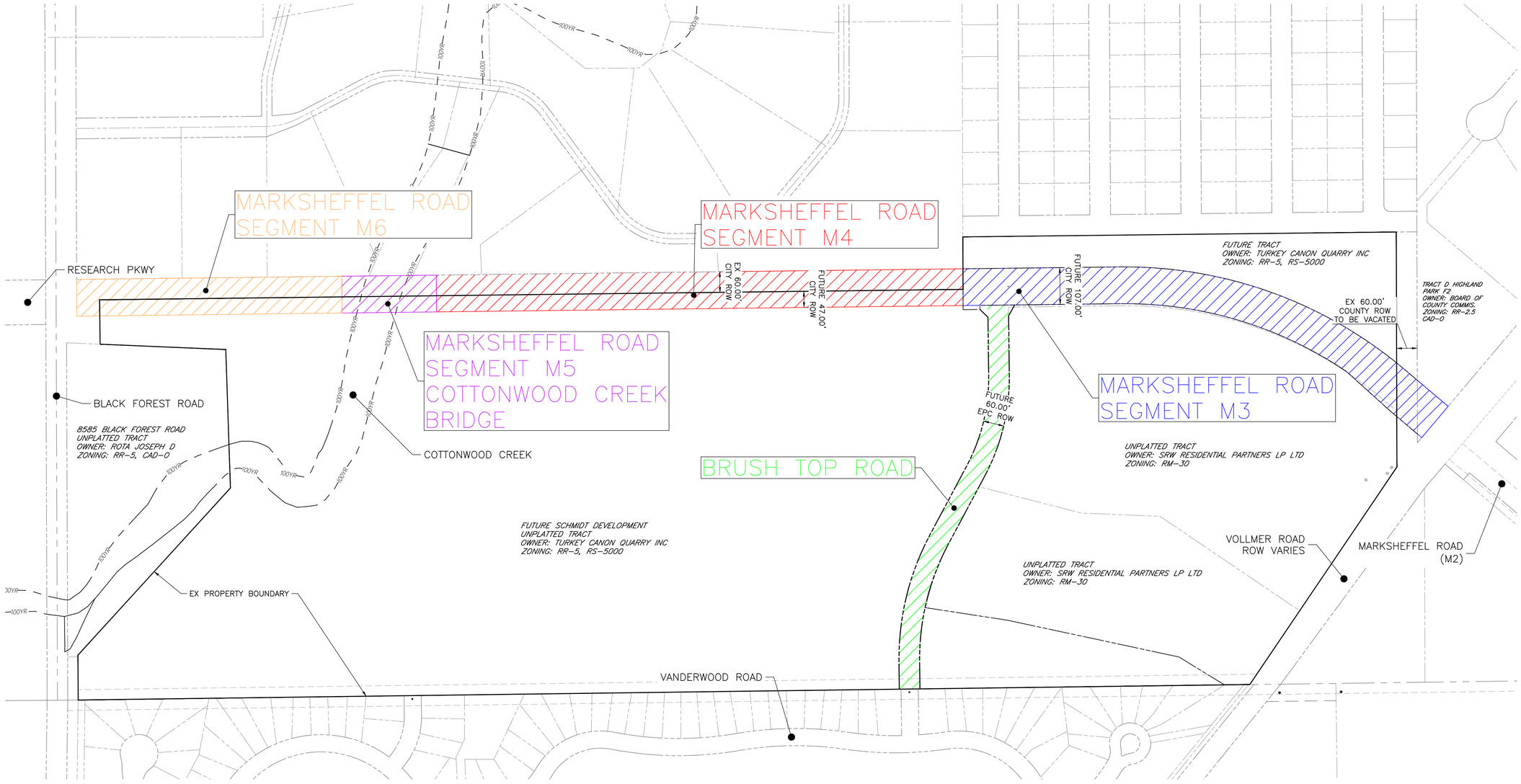
ORIGINAL SCALE: 1" = 150'

PARCEL MAP	
MARKSHEFFEL IGA - EXHBIT A	
JOB NO. 24013	SHEET
LOCATION: EPC	1
05/07/2026	

ALL TERRAIN ENGINEERING

MARKSHEFFEL IGA - EXHIBIT B

SEGMENT MAP



150 75 0 150 300

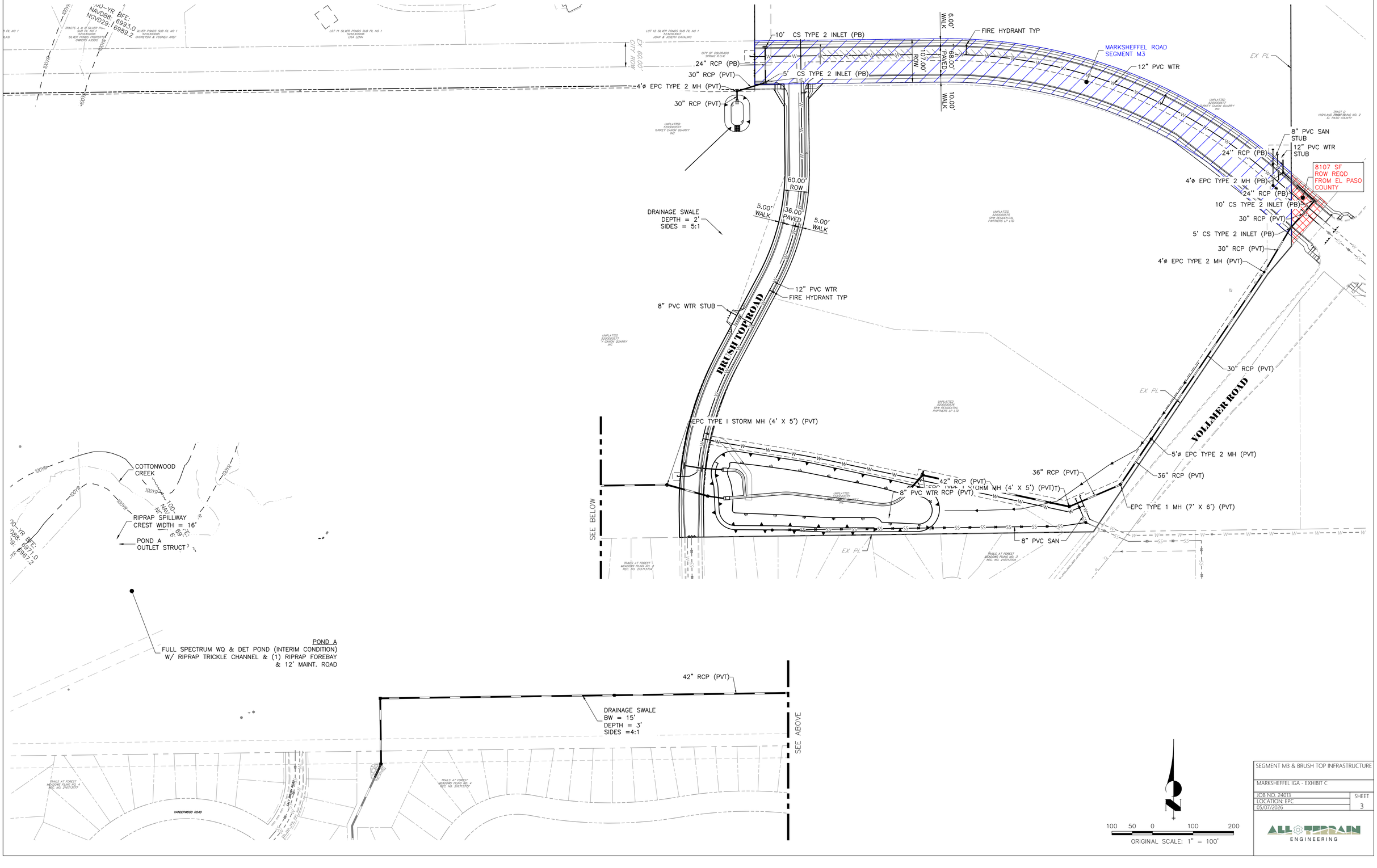
ORIGINAL SCALE: 1" = 150'

SEGMENT MAP	
MARKSHEFFEL IGA - EXHBIT B	
JOB NO. 24013	SHEET
LOCATION: EPC	2
05/07/2026	

ALL TERRAIN ENGINEERING

MARKSHEFFEL IGA - EXHIBIT C

SEGMENT M3 & BRUSH TOP INFRASTRUCTURE



SEGMENT M3 & BRUSH TOP INFRASTRUCTURE	
MARKSHEFFEL IGA - EXHIBIT C	
JOB NO. 24013	SHEET
LOCATION: EPC	3
05/07/2026	

ALL TERRAIN ENGINEERING

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

Updated: 2/2026

PROJECT INFORMATION

Project Name: Schmidt IGA - Brushtop Road	Date: 04/22/2026	PCD File No. DA251

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	22350.	CY	$ 4.50	=	$ 100,575.00		$ 100,575.00	*
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	27.	AC	$ 2,037.00	=	$ 54,999.00		$ 54,999.00	*
Permanent Pond/PCM (See attached estimate)	1.	EA	$ 209,735.00	=	$ 209,735.00		$ 209,735.00	*
				=	$ -		$ -	*
				=	$ -		$ -	
[insert items not listed but part of construction plans]				=	$ -		$ -	
Safety Fence		LF	$ 5.00	=	$ -		$ -	
Inlet Protection	3.	EA	$ 322.00	=	$ 966.00		$ 966.00	
Rock Check Dam		EA	$ 908.00	=	$ -		$ -	
Concrete Washout Basin	1.	EA	$ 1,790.00	=	$ 1,790.00		$ 1,790.00	
Sediment Basin	1.	EA	$ 3,483.00	=	$ 3,483.00		$ 3,483.00	
Sediment Trap		EA	$ 877.00		$ -		$ -	
Silt Fence	3124.	LF	$ 3.00	=	$ 9,372.00		$ 9,372.00	
Slope Drain		LF	$ 30.00	=	$ -		$ -	
Straw Bale		EA	$ 56.00		$ -		$ -	
Straw Wattle/Rock Sock		LF	$ 11.00	=	$ -		$ -	
Surface Roughening		AC	$ 507.00	=	$ -		$ -	
Vehicle Tracking Control	1.	EA	$ 3,840.00	=	$ 3,840.00		$ 3,840.00	
				=	$ -		$ -	
[insert items not listed but part of construction plans]				=	$ -		$ -	
	MAINTENANCE (35% of Construction BMPs)			=	$ 6,807.85		$ 6,807.85	
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			**Section 1 Subtotal**	**=**	**$ 391,567.85**		**$ 391,567.85**	
SECTION 2 - PUBLIC IMPROVEMENTS *								
ROADWAY IMPROVEMENTS								*
Construction Traffic Control	1.	LS	$ 5,000.00	=	$ 5,000.00		$ 5,000.00	*
Aggregate Base Course (135 lbs/cf)	2733.	Tons	$ 42.00	=	$ 114,786.00		$ 114,786.00	*
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)	4500.	SY	$ 47.00		$ 211,500.00		$ 211,500.00	*
Asphalt Pavement (147 lbs/cf) __" thick		Tons	$ 140.00	=	$ -		$ -	*
Raised Median, Paved		SF	$ 15.00	=	$ -		$ -	*
Signs (regulatory/advisory/guide/street)	3.	EA	$ 293.00	=	$ 879.00		$ 879.00	*
Epoxy Pavement Marking	1000.	SF	$ 19.00	=	$ 19,000.00		$ 19,000.00	*
Thermoplastic Pavement Marking	100.	SF	$ 29.00	=	$ 2,900.00		$ 2,900.00	*
Barricade - Type 3		EA	$ 380.00	=	$ -		$ -	*
Delineator - Type I		EA	$ 38.00	=	$ -		$ -	*
Curb and Gutter, Type A (6" Vertical)	2300.	LF	$ 49.00	=	$ 112,700.00		$ 112,700.00	*
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	1230.	SY	$ 85.00	=	$ 104,550.00		$ 104,550.00	*
6" Sidewalk		SY	$ 113.00	=	$ -		$ -	*
8" Sidewalk		SY	$ 141.00	=	$ -		$ -	*
Pedestrian Ramp	4.	EA	$ 1,961.00		$ 7,844.00		$ 7,844.00	*
Cross Pan, local (8" thick, 6' wide to include return)	84.	LF	$ 87.00	=	$ 7,308.00		$ 7,308.00	*
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: Schmidt IGA - Brushtop Road	**Date: 04/22/2026**	**PCD File No. DA251**

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	42.	LF	$ 111.00	=	$ 4,662.00		$ 4,662.00	*
24" Reinforced Concrete Pipe	46.	LF	$ 161.00	=	$ 7,406.00		$ 7,406.00	*
30" Reinforced Concrete Pipe		LF	$ 167.00	=	$ -		$ -	*
36" Reinforced Concrete Pipe		LF	$ 191.00	=	$ -		$ -	*
42" Reinforced Concrete Pipe	47.	LF	$ 275.00	=	$ 12,925.00		$ 12,925.00	*
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 = (unit cost = 6x pipe unit cost)		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'	2.	EA	$ 17,237.00	=	$ 34,474.00		$ 34,474.00	*
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	1.	EA	$ 9,314.00	=	$ 9,314.00		$ 9,314.00	*
Geotextile (Erosion Control)		SY	$ 6.00	=	$ -		$ -	*
Rip Rap, d50 size from 6" to 24"		Tons	$ 102.00	=	$ -		$ -	*
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	=	$ -		$ -	*
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			**Section 2 Subtotal**	**=**	**$ 655,248.00**		**$ 655,248.00**	*

PROJECT INFORMATION		
Project Name: Schmidt IGA - Brushtop Road	**Date: 04/22/2026**	**PCD File No. DA251**

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	(with Pre-Plat 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)							
18" Reinforced Concrete Pipe		LF	$ 88.00	=	$ -		$ -
30" Reinforced Concrete Pipe		LF	$ 132.00	=	$ -		$ -
36" Reinforced Concrete Pipe	100.	LF	$ 162.00	=	$ 16,200.00		$ 16,200.00
42" Reinforced Concrete Pipe	47.	LF	$ 275.00	=	$ 12,925.00		$ 12,925.00
Flared End Section (FES) RCP Size = 30 (unit cost = 6x pipe unit cost)		EA	$ 792.00		$ -		$ -
Flared End Section (FES) RCP Size = 36" (unit cost = 6x pipe unit cost)	1.	EA	$ 972.00		$ 972.00		$ 972.00
Flared End Section (FES) RCP Size = 42" (unit cost = 6x pipe unit cost)	1.	EA	$ 1,650.00		$ 1,650.00		$ 1,650.00
Grated Inlet (Type D), Depth < 5'		EA	$ 8,017.00	=	$ -		$ -
Drainage Channel Construction, Size (20' x 2')	1008.	LF	$ 25.00	=	$ 25,200.00		$ 25,200.00
Drainage Channel Construction, Size (29' x 3')	1689.	LF	$ 50.00		$ 84,450.00		$ 84,450.00
Storm Sewer Manhole, Slab Base	1.	EA	$ 9,314.00	=	$ 9,314.00		$ 9,314.00
Rip Rap, d50 size from 6" to 24"	53.	Tons	$ 102.00	=	$ 5,406.00		$ 5,406.00
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 12"	1164.	LF	$ 105.00	=	$ 122,220.00		$ 122,220.00
Water Main Pipe (PVC), Size 8"	1161.	LF	$ 90.00	=	$ 104,490.00		$ 104,490.00
Gate Valves, 12"	13.	EA	$ 2,599.00	=	$ 33,787.00		$ 33,787.00
Gate Valves, 8"	6.	EA	$ 1,800.00		$ 10,800.00		$ 10,800.00
Fire Hydrant Assembly, w/ all valves	2.	EA	$ 9,228.00	=	$ 18,456.00		$ 18,456.00
Water Service Line Installation, inc. tap and valves		EA	$ 1,852.00	=	$ -		$ -
Fire Cistern Installation, complete		EA		=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	91.	LF	$ 90.00	=	$ 8,190.00		$ 8,190.00
Sanitary Sewer Manhole, Depth < 15 feet	1.	EA	$ 6,136.00	=	$ 6,136.00		$ 6,136.00
Sanitary Service Line Installation, complete		EA	$ 1,962.00	=	$ -		$ -
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**	**=**	**$ 460,196.00**		**$ 460,196.00**

PROJECT INFORMATION		
Project Name: Schmidt IGA - Brushtop Road	**Date: 04/22/2026**	**PCD File No. DA251**

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	(with Pre-Plat Construction) Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)			$ 1,500.00	=	$ 1,500.00		$ 1,500.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	$ 1,500.00	=	$ 1,500.00		$ 1,500.00

Total Construction Financial Assurance **$ 1,510,011.85**
(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) **$ 1,510,011.85**
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance **$ 204,111.40**
(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.

Engineer (P.E. Seal Required)

Approved by Owner / Applicant — Date

Approved by El Paso County Engineer / ECM Administrator — Date

Project: Marksheffel Segment M3
Project No: 24013
4/30/2026

Engineer's Opinion of Probable Cost				
Item	Quantity	Unit	Unit Cost	Cost
Pond Earthwork	23500	CY	$4.50	$105,750.00
Outlet Structure	1	LS	$15,000.00	$15,000.00
Riprap (Spillway, TC & forebay)	335	TON	$102.00	$34,170.00
30" RCP	181	LF	$132.00	$23,892.00
30" FES	1	EA	$792.00	$792.00
Maintenance Access Road	461	SY	$24.00	$11,064.00
			Subtotal	$190,668.00
			10% Contingency	$19,066.80
			Total:	$209,734.80

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

Updated: 2/2026

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M3	**4/22/2026**	**DA251**
Project Name	**Date**	**PCD File No.**

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	7200.	CY	$ 6.50	=	$ 46,800.00		$ 46,800.00	*
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	=	$ -		$ -	*
Permanent Erosion Control Blanket		SY	$ 6.00	=	$ -		$ -	*
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	.55	AC	$ 2,037.00	=	$ 1,120.35		$ 1,120.35	*
Permanent Pond/BMP (provide engineer's estimate)		EA		=	$ -		$ -	*
Concrete Washout Basin	1.	EA	$ 1,790.00	=	$ 1,790.00		$ 1,790.00	
Inlet Protection	4.	EA	$ 322.00	=	$ 1,288.00		$ 1,288.00	
Rock Check Dam		EA	$ 908.00	=	$ -		$ -	
Safety Fence		LF	$ 5.00	=	$ -		$ -	
Sediment Basin		EA	$ 3,483.00	=	$ -		$ -	
Sediment Trap		EA	$ 877.00	=	$ -		$ -	
Silt Fence	1899.	LF	$ 3.00	=	$ 5,697.00		$ 5,697.00	
Slope Drain		LF	$ 30.00		$ -		$ -	
Straw Bale		EA	$ 56.00	=	$ -		$ -	
Straw Wattle/Rock Sock		LF	$ 11.00	=	$ -		$ -	
Surface Roughening		AC	$ 507.00		$ -		$ -	
Vehicle Tracking Control	1.	EA	$ 3,840.00	=	$ 3,840.00		$ 3,840.00	
				=	$ -		$ -	
[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 1 Subtotal**	**=**	**$ 60,535.35**		**$ 60,535.35**	
SECTION 2 - PUBLIC IMPROVEMENTS *								
ROADWAY IMPROVEMENTS								*
Construction Traffic Control	1.	LS	$ 5,000.00	=	$ 5,000.00		$ 5,000.00	*
Aggregate Base Course (135 lbs/cf)		Tons	$ 42.00	=	$ -		$ -	*
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) __" thick		Tons	$ 140.00	=	$ -		$ -	*
Raised Median, Paved		SF	$ 15.00	=	$ -		$ -	*
Signs (regulatory/advisory/guide/street)		EA	$ 293.00	=	$ -		$ -	*
Epoxy Pavement Marking		SF	$ 19.00	=	$ -		$ -	*
Thermoplastic Pavement Marking		SF	$ 29.00	=	$ -		$ -	*
Barricade - Type 3	2.	EA	$ 380.00	=	$ 760.00		$ 760.00	*
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	740.	SF	$ 41.00	=	$ 30,340.00		$ 30,340.00	*
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		
Schmidt IGA - Marksheffel Road - Segment M3	4/22/2026	DA251
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
Arterials, Collectors & Industrial-Commercial Streets	1480.	LF	$ 713.00	=	$ 1,055,240.00		$ 1,055,240.00	
6' Sidewalk	1050.	SY	$ 70.00	=	$ 73,500.00		$ 73,500.00	
10' Sidewalk	1480.	SY	$ 86.00	=	$ 127,280.00		$ 127,280.00	
Curb/Gutter (Type 1, 2 & 3)	2910.	LF	$ 32.00	=	$ 93,120.00		$ 93,120.00	
Turn Lane	995.	LF	$ 175.00	=	$ 174,125.00		$ 174,125.00	
Concrete crosspan	155.	SY	$ 146.00	=	$ 22,630.00		$ 22,630.00	
[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	86.	LF	$ 111.00	=	$ 9,546.00		$ 9,546.00	*
24" Reinforced Concrete Pipe	281.	LF	$ 161.00	=	$ 45,241.00		$ 45,241.00	*
30" Reinforced Concrete Pipe		LF	$ 132.00	=	$ -		$ -	*
36" Reinforced Concrete Pipe		LF	$ 162.00	=	$ -		$ -	*
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -	*
48" Reinforced Concrete Pipe		LF	$ 263.00	=	$ -		$ -	*
54" Reinforced Concrete Pipe		LF	$ 344.00	=	$ -		$ -	*
60" Reinforced Concrete Pipe		LF	$ 402.00	=	$ -		$ -	*
66" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -	*
72" Reinforced Concrete Pipe		LF	$ 532.00	=	$ -		$ -	*
18" Corrugated Steel Pipe		LF	$ 113.00	=	$ -		$ -	*
24" Corrugated Steel Pipe		LF	$ 130.00	=	$ -		$ -	*
30" Corrugated Steel Pipe		LF	$ 166.00	=	$ -		$ -	*
36" Corrugated Steel Pipe		LF	$ 198.00	=	$ -		$ -	*
42" Corrugated Steel Pipe		LF	$ 228.00	=	$ -		$ -	*
48" Corrugated Steel Pipe		LF	$ 240.00	=	$ -		$ -	*
54" Corrugated Steel Pipe		LF	$ 352.00	=	$ -		$ -	*
60" Corrugated Steel Pipe		LF	$ 379.00	=	$ -		$ -	*
66" Corrugated Steel Pipe		LF	$ 459.00	=	$ -		$ -	*
72" Corrugated Steel Pipe		LF	$ 540.00	=	$ -		$ -	*
78" Corrugated Steel Pipe		LF	$ 621.00	=	$ -		$ -	*
84" Corrugated Steel Pipe		LF	$ 743.00	=	$ -		$ -	*
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
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'	3.	EA	$ 10,835.00	=	$ 32,505.00		$ 32,505.00	*
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	$ 11,673.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 10,669.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	1.	EA	$ 12,689.00	=	$ 12,689.00		$ 12,689.00	*
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 13,765.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 13,875.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 14,873.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 16,265.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 14,787.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 16,320.00	=	$ -		$ -	*
Grated Inlet (Type C), Depth < 5'		EA	$ 6,490.00	=	$ -		$ -	*
Grated Inlet (Type D), Depth < 5'		EA	$ 8,017.00	=	$ -		$ -	*
Storm Sewer Manhole, Box Base		EA	$ 16,265.00	=	$ -		$ -	*
Storm Sewer Manhole, Slab Base	1.	EA	$ 9,314.00	=	$ 9,314.00		$ 9,314.00	*
Geotextile (Erosion Control)		SY	$ 11.50	=	$ -		$ -	*
Rip Rap, d50 size from 6" to 24"		Tons	$ 112.00	=	$ -		$ -	*
Rip Rap, Grouted		Tons	$ 133.00	=	$ -		$ -	*
Drainage Channel Construction, Size (20' x 2')		LF		=	$ -		$ -	*
Drainage Channel Construction, Size (29' x 3')		LF			$ -		$ -	
Drainage Channel Lining, Concrete		CY	$ 797.00	=	$ -		$ -	*
Drainage Channel Lining, Rip Rap		CY	$ 156.00	=	$ -		$ -	*
Drainage Channel Lining, Grass		AC	$ 2,054.00	=	$ -		$ -	*
Drainage Channel Lining, Other Stabilization				=	$ -		$ -	*
				=	$ -		$ -	*
[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**	**=**	**$ 1,691,290.00**		**$ 1,691,290.00**	*

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M3	4/22/2026	DA251
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	(with Pre-Plat Construction) Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by Colorado Springs)**							
ROADWAY IMPROVEMENTS							
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
24" Reinforced Concrete Pipe	650.	LF	$ 161.00	=	$ 104,650.00		$ 104,650.00
30" Reinforced Concrete Pipe		LF	$ 132.00		$ -		$ -
36" Reinforced Concrete Pipe	205.	LF	$ 191.00	=	$ 39,155.00		$ 39,155.00
42" Reinforced Concrete Pipe	1077.	LF	$ 275.00	=	$ 296,175.00		$ 296,175.00
Storm Sewer Manhole, Slab Base	3.	EA	$ 9,314.00	=	$ 27,942.00		$ 27,942.00
Storm Sewer Manhole, Box Base	4.	EA	$ 16,265.00		$ 65,060.00		$ 65,060.00
Drainage Channel Construction, Size (20' x 2')		LF	$ 75.00		$ -		$ -
Drainage Channel Construction, Size (29' x 3')		LF	$ 150.00		$ -		$ -
Rip Rap, d50 size from 6" to 24"	7.	Tons	$ 112.00		$ 784.00		$ 784.00
Flared End Section (FES) RCP Size = 24" (unit cost = 6x pipe unit cost)	1.	EA	$ 966.00		$ 966.00		$ 966.00
Flared End Section (FES) RCP Size = 30" (unit cost = 6x pipe unit cost)		EA	$ 1,500.00		$ -		$ -
Flared End Section (FES) RCP Size = 42" (unit cost = 6x pipe unit cost)		EA	$ 2,000.00	=	$ -		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 12"	1615.	LF	$ 105.00	=	$ 169,575.00		$ 169,575.00
Gate Valves, 12"	13.	EA	$ 2,599.00	=	$ 33,787.00		$ 33,787.00
Fire Hydrant Assembly, w/ all valves	3.	EA	$ 9,228.00	=	$ 27,684.00		$ 27,684.00
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	216.	LF	$ 90.00	=	$ 19,440.00		$ 19,440.00
Sanitary Sewer Manhole, Depth < 15 feet	1.	EA	$ 6,136.00	=	$ 6,136.00		$ 6,136.00
Sanitary Service Line Installation, complete		EA	$ 1,962.00	=	$ -		$ -
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**	**=**	**$ 791,354.00**		**$ 791,354.00**
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	$ 1,000.00	=	$ 1,000.00		$ 1,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	$ 1,000.00	=	$ 1,000.00		$ 1,000.00

Subtotal	**$ 2,545,179.35**
20% Incidentals	**$ 509,035.87**
Total	**$ 3,054,215.22**

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)

Approved by Owner / Applicant — Date

Approved by El Paso County Engineer / ECM Administrator — Date

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

Updated: 2/2026

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M4	4/22/2026	DA251
Project Name	Date	PCD File No.

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		CY	$ 4.50	=	$ -		$ -	*
50,001-200,000; $175,000 min		CY	$ 3.00	=	$ -		$ -	*
greater than 200,000; $500,000 min		CY	$ 2.50	=	$ -		$ -	*
Permanent Erosion Control Blanket		SY	$ 6.00	=	$ -		$ -	*
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching		AC	$ 2,037.00	=	$ -		$ -	*
Permanent Pond/BMP (provide engineer's estimate)		EA	$ 150,000.00	=	$ -		$ -	*
Concrete Washout Basin		EA	$ 1,790.00	=	$ -		$ -	
Inlet Protection		EA	$ 322.00	=	$ -		$ -	
Rock Check Dam		EA	$ 908.00	=	$ -		$ -	
Safety Fence		LF	$ 5.00	=	$ -		$ -	
Sediment Basin		EA	$ 3,483.00	=	$ -		$ -	
Sediment Trap		EA	$ 877.00	=	$ -		$ -	
Silt Fence		LF	$ 3.00	=	$ -		$ -	
Slope Drain		LF	$ 30.00		$ -		$ -	
Straw Bale		EA	$ 56.00	=	$ -		$ -	
Straw Wattle/Rock Sock		LF	$ 11.00	=	$ -		$ -	
Surface Roughening		AC	$ 507.00		$ -		$ -	
Vehicle Tracking Control		EA	$ 3,840.00	=	$ -		$ -	
				=	$ -		$ -	
[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 1 Subtotal**	**=**	**$ -**		**$ -**	
SECTION 2 - PUBLIC IMPROVEMENTS *								
ROADWAY IMPROVEMENTS								*
Construction Traffic Control	1.	LS	$ 5,000.00	=	$ 5,000.00		$ 5,000.00	*
Aggregate Base Course (135 lbs/cf)		Tons	$ 42.00	=	$ -		$ -	*
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) __" thick		Tons	$ 140.00	=	$ -		$ -	*
Raised Median, Paved		SF	$ 15.00	=	$ -		$ -	*
Signs (regulatory/advisory/guide/street)		EA	$ 293.00	=	$ -		$ -	*
Epoxy Pavement Marking		SF	$ 19.00	=	$ -		$ -	*
Thermoplastic Pavement Marking		SF	$ 29.00	=	$ -		$ -	*
Barricade - Type 3	2.	EA	$ 380.00	=	$ 760.00		$ 760.00	*
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		SF	$ 41.00	=	$ -		$ -	*
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		
Schmidt IGA - Marksheffel Road - Segment M4	4/22/2026	DA251
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
Arterials, Collectors & Industrial-Commercial Streets	1530.	LF	$ 713.00	=	$ 1,090,890.00		$ 1,090,890.00	
6' Sidewalk	1021.	SY	$ 70.00	=	$ 71,470.00		$ 71,470.00	
10' Sidewalk	1701.	SY	$ 86.00	=	$ 146,286.00		$ 146,286.00	
Curb/Gutter (Type 1, 2 & 3)	3060.	LF	$ 32.00	=	$ 97,920.00		$ 97,920.00	
Turn Lane		LF	$ 175.00	=	$ -		$ -	
Concrete crosspan		SY	$ 146.00	=	$ -		$ -	
Pedestrian Ramp		SF	$ 41.00		$ -		$ -	
[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		LF	$ 161.00	=	$ -		$ -	*
30" Reinforced Concrete Pipe		LF	$ 132.00	=	$ -		$ -	*
36" Reinforced Concrete Pipe		LF	$ 162.00	=	$ -		$ -	*
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -	*
48" Reinforced Concrete Pipe		LF	$ 263.00	=	$ -		$ -	*
54" Reinforced Concrete Pipe		LF	$ 344.00	=	$ -		$ -	*
60" Reinforced Concrete Pipe		LF	$ 402.00	=	$ -		$ -	*
66" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -	*
72" Reinforced Concrete Pipe		LF	$ 532.00	=	$ -		$ -	*
18" Corrugated Steel Pipe		LF	$ 113.00	=	$ -		$ -	*
24" Corrugated Steel Pipe		LF	$ 130.00	=	$ -		$ -	*
30" Corrugated Steel Pipe		LF	$ 166.00	=	$ -		$ -	*
36" Corrugated Steel Pipe		LF	$ 198.00	=	$ -		$ -	*
42" Corrugated Steel Pipe		LF	$ 228.00	=	$ -		$ -	*
48" Corrugated Steel Pipe		LF	$ 240.00	=	$ -		$ -	*
54" Corrugated Steel Pipe		LF	$ 352.00	=	$ -		$ -	*
60" Corrugated Steel Pipe		LF	$ 379.00	=	$ -		$ -	*
66" Corrugated Steel Pipe		LF	$ 459.00	=	$ -		$ -	*
72" Corrugated Steel Pipe		LF	$ 540.00	=	$ -		$ -	*
78" Corrugated Steel Pipe		LF	$ 621.00	=	$ -		$ -	*
84" Corrugated Steel Pipe		LF	$ 743.00	=	$ -		$ -	*
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
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	$ 11,673.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 10,669.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	$ 12,689.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 13,765.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 13,875.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 14,873.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 16,265.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 14,787.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 16,320.00	=	$ -		$ -	*
Grated Inlet (Type C), Depth < 5'		EA	$ 6,490.00	=	$ -		$ -	*
Grated Inlet (Type D), Depth < 5'		EA	$ 8,017.00	=	$ -		$ -	*
Storm Sewer Manhole, Box Base		EA	$ 16,265.00	=	$ -		$ -	*
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -	*
Geotextile (Erosion Control)		SY	$ 11.50	=	$ -		$ -	*
Rip Rap, d50 size from 6" to 24"		Tons	$ 112.00	=	$ -		$ -	*
Rip Rap, Grouted		Tons	$ 133.00	=	$ -		$ -	*
Drainage Channel Construction, Size (20' x 2')		LF		=	$ -		$ -	*
Drainage Channel Construction, Size (29' x 3')		LF			$ -		$ -	
Drainage Channel Lining, Concrete		CY	$ 797.00	=	$ -		$ -	*
Drainage Channel Lining, Rip Rap		CY	$ 156.00	=	$ -		$ -	*
Drainage Channel Lining, Grass		AC	$ 2,054.00	=	$ -		$ -	*
Drainage Channel Lining, Other Stabilization				=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
Section 2 Subtotal				**=**	**$ 1,412,326.00**		**$ 1,412,326.00**	*

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

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M4	4/22/2026	DA251
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	(with Pre-Plat Construction) Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by Colorado Springs)**							
ROADWAY IMPROVEMENTS							
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
24" Reinforced Concrete Pipe		LF	$ 161.00	=	$ -		$ -
30" Reinforced Concrete Pipe		LF	$ 132.00		$ -		$ -
36" Reinforced Concrete Pipe		LF	$ 191.00	=	$ -		$ -
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -
Storm Sewer Manhole, Box Base		EA	$ 16,265.00		$ -		$ -
Drainage Channel Construction, Size (20' x 2')		LF	$ 75.00		$ -		$ -
Drainage Channel Construction, Size (29' x 3')		LF	$ 150.00		$ -		$ -
Rip Rap, d50 size from 6" to 24"		Tons	$ 112.00		$ -		$ -
Flared End Section (FES) RCP Size = 24" (unit cost = 6x pipe unit cost)		EA	$ 966.00		$ -		$ -
Flared End Section (FES) RCP Size = 30" (unit cost = 6x pipe unit cost)		EA	$ 1,500.00		$ -		$ -
Flared End Section (FES) RCP Size = 42" (unit cost = 6x pipe unit cost)		EA	$ 2,000.00	=	$ -		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 12"		LF	$ 105.00	=	$ -		$ -
Gate Valves, 12"		EA	$ 2,599.00	=	$ -		$ -
Fire Hydrant Assembly, w/ all valves		EA	$ 9,228.00	=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"		LF	$ 90.00	=	$ -		$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	$ 6,136.00	=	$ -		$ -
Sanitary Service Line Installation, complete		EA	$ 1,962.00	=	$ -		$ -
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**	=	$ -		$ -
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	$ 1,000.00	=	$ 1,000.00		$ 1,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	$ 1,000.00	=	$ 1,000.00		$ 1,000.00

Subtotal	**$ 1,414,326.00**
20% Incidentals	**$ 282,865.20**
Total	**$ 1,697,191.20**

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)

Approved by Owner / Applicant — Date

Approved by El Paso County Engineer / ECM Administrator — Date

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

Updated: 2/2026

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M6	4/22/2026	DA251
Project Name	Date	PCD File No.

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		CY	$ 4.50	=	$ -		$ -	*
50,001-200,000; $175,000 min		CY	$ 3.00	=	$ -		$ -	*
greater than 200,000; $500,000 min		CY	$ 2.50	=	$ -		$ -	*
Permanent Erosion Control Blanket		SY	$ 6.00	=	$ -		$ -	*
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching		AC	$ 2,037.00	=	$ -		$ -	*
Permanent Pond/BMP (provide engineer's estimate)		EA	$ 150,000.00	=	$ -		$ -	*
Concrete Washout Basin		EA	$ 1,790.00	=	$ -		$ -	
Inlet Protection		EA	$ 322.00	=	$ -		$ -	
Rock Check Dam		EA	$ 908.00	=	$ -		$ -	
Safety Fence		LF	$ 5.00	=	$ -		$ -	
Sediment Basin		EA	$ 3,483.00	=	$ -		$ -	
Sediment Trap		EA	$ 877.00	=	$ -		$ -	
Silt Fence		LF	$ 3.00	=	$ -		$ -	
Slope Drain		LF	$ 30.00		$ -		$ -	
Straw Bale		EA	$ 56.00	=	$ -		$ -	
Straw Wattle/Rock Sock		LF	$ 11.00	=	$ -		$ -	
Surface Roughening		AC	$ 507.00		$ -		$ -	
Vehicle Tracking Control		EA	$ 3,840.00	=	$ -		$ -	
				=	$ -		$ -	
[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 1 Subtotal**	**=**	**$ -**		**$ -**	
SECTION 2 - PUBLIC IMPROVEMENTS *								
ROADWAY IMPROVEMENTS								*
Construction Traffic Control	1.	LS	$ 5,000.00	=	$ 5,000.00		$ 5,000.00	*
Aggregate Base Course (135 lbs/cf)		Tons	$ 42.00	=	$ -		$ -	*
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) __" thick		Tons	$ 140.00	=	$ -		$ -	*
Raised Median, Paved		SF	$ 15.00	=	$ -		$ -	*
Signs (regulatory/advisory/guide/street)		EA	$ 293.00	=	$ -		$ -	*
Epoxy Pavement Marking		SF	$ 19.00	=	$ -		$ -	*
Thermoplastic Pavement Marking		SF	$ 29.00	=	$ -		$ -	*
Barricade - Type 3	2.	EA	$ 380.00	=	$ 760.00		$ 760.00	*
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		SF	$ 41.00	=	$ -		$ -	*
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		
Schmidt IGA - Marksheffel Road - Segment M6	4/22/2026	DA251
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
Arterials, Collectors & Industrial-Commercial Streets	771.	LF	$ 713.00	=	$ 549,723.00		$ 549,723.00	
6' Sidewalk	513.	SY	$ 70.00	=	$ 35,910.00		$ 35,910.00	
10' Sidewalk	857.	SY	$ 86.00	=	$ 73,702.00		$ 73,702.00	
Curb/Gutter (Type 1, 2 & 3)	1542.	LF	$ 32.00	=	$ 49,344.00		$ 49,344.00	
Turn Lane		LF	$ 175.00	=	$ -		$ -	
Concrete crosspan		SY	$ 146.00	=	$ -		$ -	
Pedestrian Ramp		SF	$ 41.00		$ -		$ -	
[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		LF	$ 161.00	=	$ -		$ -	*
30" Reinforced Concrete Pipe		LF	$ 132.00	=	$ -		$ -	*
36" Reinforced Concrete Pipe		LF	$ 162.00	=	$ -		$ -	*
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -	*
48" Reinforced Concrete Pipe		LF	$ 263.00	=	$ -		$ -	*
54" Reinforced Concrete Pipe		LF	$ 344.00	=	$ -		$ -	*
60" Reinforced Concrete Pipe		LF	$ 402.00	=	$ -		$ -	*
66" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -	*
72" Reinforced Concrete Pipe		LF	$ 532.00	=	$ -		$ -	*
18" Corrugated Steel Pipe		LF	$ 113.00	=	$ -		$ -	*
24" Corrugated Steel Pipe		LF	$ 130.00	=	$ -		$ -	*
30" Corrugated Steel Pipe		LF	$ 166.00	=	$ -		$ -	*
36" Corrugated Steel Pipe		LF	$ 198.00	=	$ -		$ -	*
42" Corrugated Steel Pipe		LF	$ 228.00	=	$ -		$ -	*
48" Corrugated Steel Pipe		LF	$ 240.00	=	$ -		$ -	*
54" Corrugated Steel Pipe		LF	$ 352.00	=	$ -		$ -	*
60" Corrugated Steel Pipe		LF	$ 379.00	=	$ -		$ -	*
66" Corrugated Steel Pipe		LF	$ 459.00	=	$ -		$ -	*
72" Corrugated Steel Pipe		LF	$ 540.00	=	$ -		$ -	*
78" Corrugated Steel Pipe		LF	$ 621.00	=	$ -		$ -	*
84" Corrugated Steel Pipe		LF	$ 743.00	=	$ -		$ -	*
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
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	$ 11,673.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 10,669.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	$ 12,689.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 13,765.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 13,875.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 14,873.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 16,265.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 14,787.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 16,320.00	=	$ -		$ -	*
Grated Inlet (Type C), Depth < 5'		EA	$ 6,490.00	=	$ -		$ -	*
Grated Inlet (Type D), Depth < 5'		EA	$ 8,017.00	=	$ -		$ -	*
Storm Sewer Manhole, Box Base		EA	$ 16,265.00	=	$ -		$ -	*
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -	*
Geotextile (Erosion Control)		SY	$ 11.50	=	$ -		$ -	*
Rip Rap, d50 size from 6" to 24"		Tons	$ 112.00	=	$ -		$ -	*
Rip Rap, Grouted		Tons	$ 133.00	=	$ -		$ -	*
Drainage Channel Construction, Size (20' x 2')		LF		=	$ -		$ -	*
Drainage Channel Construction, Size (29' x 3')		LF			$ -		$ -	
Drainage Channel Lining, Concrete		CY	$ 797.00	=	$ -		$ -	*
Drainage Channel Lining, Rip Rap		CY	$ 156.00	=	$ -		$ -	*
Drainage Channel Lining, Grass		AC	$ 2,054.00	=	$ -		$ -	*
Drainage Channel Lining, Other Stabilization				=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
Section 2 Subtotal				**=**	**$ 714,439.00**		**$ 714,439.00**	*

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

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M6	4/22/2026	DA251
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	(with Pre-Plat Construction) Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by Colorado Springs)**							
ROADWAY IMPROVEMENTS							
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
24" Reinforced Concrete Pipe		LF	$ 161.00	=	$ -		$ -
30" Reinforced Concrete Pipe		LF	$ 132.00		$ -		$ -
36" Reinforced Concrete Pipe		LF	$ 191.00	=	$ -		$ -
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -
Storm Sewer Manhole, Box Base		EA	$ 16,265.00		$ -		$ -
Drainage Channel Construction, Size (20' x 2')		LF	$ 75.00		$ -		$ -
Drainage Channel Construction, Size (29' x 3')		LF	$ 150.00		$ -		$ -
Rip Rap, d50 size from 6" to 24"		Tons	$ 112.00		$ -		$ -
Flared End Section (FES) RCP Size = 24" (unit cost = 6x pipe unit cost)		EA	$ 966.00		$ -		$ -
Flared End Section (FES) RCP Size = 30" (unit cost = 6x pipe unit cost)		EA	$ 1,500.00		$ -		$ -
Flared End Section (FES) RCP Size = 42" (unit cost = 6x pipe unit cost)		EA	$ 2,000.00	=	$ -		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 12"		LF	$ 105.00	=	$ -		$ -
Gate Valves, 12"		EA	$ 2,599.00	=	$ -		$ -
Fire Hydrant Assembly, w/ all valves		EA	$ 9,228.00	=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"		LF	$ 90.00	=	$ -		$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	$ 6,136.00	=	$ -		$ -
Sanitary Service Line Installation, complete		EA	$ 1,962.00	=	$ -		$ -
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**	**=**	**$ -**		**$ -**
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	$ 1,000.00	=	$ 1,000.00		$ 1,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	$ 1,000.00	=	$ 1,000.00		$ 1,000.00

Subtotal	**$ 716,439.00**
20% Incidentals	**$ 143,287.80**
Total	**$ 859,726.80**

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)

Approved by Owner / Applicant — Date

Approved by El Paso County Engineer / ECM Administrator — Date