SM ROCHA, LLC
TRAFFIC & TRANSPORTATION ENGINEERING

October 6, 2026

Kristen Anja Wynne
The Wynne Group

RE: Proposal for Transportation Memorandum
16965 Lindbergh Road Recreation Camp & Event Center
El Paso County, Colorado

Dear Anja,

As requested, SM ROCHA, LLC (SMR) is pleased to offer professional consultation on traffic matters related to the proposed development entitled 16965 Lindbergh Road Recreation Camp & Event Center. This development is located near the southeast corner of Lindbergh Road and Schilling Avenue in El Paso County, Colorado.

SMR is a Colorado certified DBE, EBE, M/WBE, and SBE company.

The following is an outline of scope of services and budget for analysis of traffic impacts associated with the development and proposed access onto adjacent roadways, based on our understanding of the project:

1) Data Collection. Data on existing and proposed land uses will be gathered as needed, per County requirements. We anticipate collecting new weekday peak hour traffic counts at the Lindbergh Road intersections with Schilling Avenue and existing site access. 24-hour volume counts will also be collected on Lindbergh Road. Additional traffic count collection may be required upon conclusion of County's initial review and will be arranged with Client as an additional service before proceeding.

2) Trip Generation. Based on the land use plan, the daily and peak hour trip generation of the site will be determined by using standard factors from the Institute of Transportation Engineers (ITE), tenant use information, or professional engineering judgement.

3) Trip Distribution and Capacity Analysis. Projected vehicle trips will be analyzed for directional distribution and assigned to the adjacent roadway network and intersections. This will allow the assessment of level of service for operations that would occur with the development of this project.

4) Impact Analysis. Based on traffic volumes produced in Task 2, an assessment will be made of the anticipated impacts for existing and future conditions, and recommendations will be made to ensure adequate traffic operations.

5) Final Report. We will provide a report outlining our analysis and the results of the study in a format suitable for submission to the County.

6) Coordination Meetings. The need for attendance at some meetings throughout the County review process is anticipated. Attendance at four hours total meeting time is assumed and defined as an estimated service. It is expected that these meetings will occur through conference calls, therefore no costs associated with travel are anticipated or included. *If further meeting attendance is required, meeting attendance and applicable travel cost will be billed as additional services and coordinated with the Client before proceeding*.

7) Review Comment Response. We anticipate County providing review comments to address. The magnitude of review comments and resulting changes to analysis can only be assumed. The estimated cost for comment response is defined below as an estimated service. *If further submittals or comment response beyond that described in this proposal are required due to additional agency review, analysis revisions will be billed as additional services and coordinated with the Client before proceeding*.

SMR will perform services described in Tasks 1 through 5 for a lump sum fee invoiced entirely upon completion of service or as a monthly progress invoice based upon the overall percentage of services performed. Service compensation for Tasks 6 and 7 is estimated using billing rates described below and will be billed as a percent completion. Applicable direct expenses for Tasks 6 and 7 will be billed at 1.15 times actual cost.

Standard Hourly Billing Rates	
Principals	$280.00
Senior Engineers/Planners	$170.00
Project Managers	$170.00
Project Engineers/Planners	$130.00
Design Engineers	$110.00
Technicians/CAD	$90.00
Administrative/Clerical	$85.00

The estimated budget for the above scope of services is as follows:

Estimated Budget	
Transportation Memorandum	
Task 1 – Data Collection	$1,250
Tasks 2 through 5 – Service Cost	$7,500
Total Traffic Impact Study:	*$8,750*
Estimated Service (Only if Needed)	
Task 6 – Meetings	$900
Task 7 – Comment Response	$1,550
Total Estimated Service:	*$2,450*
TOTAL TASKS ESTIMATE:	*$11,200*

This estimate excludes associated printing and reproduction, and delivery costs beyond the initial report submittal for County review.

The estimated fee is intended to represent a maximum limit, subject to adjustment only with prior approval from you or your authorized representative. Such estimate does not include travel or attendance at Homeowner, Planning Commission, County Commissioner, or other meetings in addition to the assumed meetings budgeted above or as described in this proposal. Attendance at these meetings, as well as any evaluation or negotiation for alternative access plans for the development, would only be at you or your representative's direction and would be billed as Additional Services at the above rates. Additional analysis required by the agencies, or due to site plan or land uses changes exceeding the assumed response cost budgeted above, will also be billed as Additional Services. All permitting, application and similar project fees will be paid directly by Client.

Payment is due upon receipt of SMR's invoice, unless otherwise specified in the applicable subconsultant or master service agreement. Invoices not paid within thirty (30) days of the invoice date shall accrue interest at the rate of one and one-half percent (1.5%) per month, or the maximum rate permitted by law, whichever is less, and may be subject to an administrative charge of two hundred dollars ($200). If any portion of an invoice remains unpaid ninety (90) days after the invoice date, Client shall be responsible for all reasonable costs of collection, including attorneys' fees, court costs, and collection agency fees.

In addition to the late payment provisions set forth above, if any invoice remains unpaid for more than thirty (30) days without a prior approved billing arrangement, SMR may suspend all services until the account is brought current. Client acknowledges and agrees that SMR is not obligated to continue services in the event of failure to make timely payment for services rendered under this proposal. Client further acknowledges and agrees that, if SMR suspends services or withdraws from this proposal due to nonpayment, SMR shall not be liable for any damages arising from such suspension or cessation of services.

To initiate services, an advance payment may be requested in the amount of $4,250 (calculated as 100% data collection and approximately 40% of the total service cost) within five (5) days of authorization to proceed, unless otherwise agreed in writing. The advance payment supports timely initiation of work and allocation of project resources. Any advance payment received will be applied to future invoices, and any unused balance will be refunded within thirty (30) days of the final invoice.

For SMR subconsultant or master service agreement services, an advance payment may be requested where permitted. Where advance payment is not permitted, services shall proceed upon authorization to proceed, with payment made after the prime consultant receives payment for subconsultant services. Subconsultant may suspend services upon written notice if payment is delayed.

If these arrangements are agreeable, please sign this proposal and return a copy by mail or e-mail to serve as a letter agreement. This proposal is valid for ninety (90) days from the proposal date. If services are requested after that time, fees may be reviewed and an updated proposal may be provided to reflect current conditions.

SMR appreciates the opportunity to submit this proposal and looks forward to working with you.

Sincerely,

SM ROCHA, LLC
Traffic & Transportation Engineering

Brandon Wilson, PE (on behalf of Mike Rocha, Principal)
Senior Traffic Engineer | Project Manager

Accepting Client

Sign: _____ Print Name: _____

Title: _____ Date: _____

Client Billing Information

Address Invoice To: Print Name: _____

_____ Phone: _____

_____ Email: _____