

EXHIBIT C

ESTIMATED INFRASTRUCTURE CAPITAL COSTS



**Waterview II Metropolitan District
Opinion of Probable Construction Costs**

February 12, 2021

Section 1 EARTHWORK		Quantity	Unit	Unit Cost	Total Cost
1.1	Grading (Proportionate Share of Overall Grading Costs for ROW)	1	LS	\$ 234,058.02	\$234,058.02
1.2	Erosion Control (Proportionate Share of Overall Grading Costs for ROW)	1	LS	\$ 65,083.54	\$65,083.54
				Subtotal Earthwork	\$299,141.56

Section 2 STREET AND SIDEWALKS		Quantity	Unit	Unit Cost	Total Cost
2.1	Aggregate Base Course (135 LB/CF)	21,962	CY	\$ 57.50	\$1,262,807.53
2.2	Asphalt Pavement (4" thick)	94,596	SY	\$ 90.79	\$8,588,413.44
2.3	Asphalt Pavement (8" thick)	4,232	CY	\$ 90.79	\$384,220.46
2.4	Roundabout	1	EA	\$ 215,000.00	\$215,000.00
2.5	Raised Median, Paved	1,960	SF	\$ 8.00	\$15,680.00
2.6	Striping	17,147	LF	\$ 1.00	\$17,147.29
2.7	Signage	106	EA	\$ 350.00	\$37,100.00
2.8	Curb and Gutter, EPC Type A (6" Vertical)	18,224	LF	\$ 25.83	\$470,718.74
2.9	Curb and Gutter, EPC Type B (Median)	485	LF	\$ 25.83	\$12,527.55
2.10	Curb and Gutter, EPC Opt. Type C (Ramp)	41,505	LF	\$ 25.83	\$1,072,071.00
2.11	Pedestrian Ramp	197	EA	\$ 1,450.00	\$285,650.00
2.12	Sidewalk	290,864	SF	\$ 5.37	\$1,561,938.91
2.13	Cross Pan, local (8" thick, 6' wide to include return)	1,726	LF	\$ 61.00	\$105,286.00
				Subtotal Streets and Sidewalks	\$14,028,560.92

Section 3 SANITARY SEWER IMPROVEMENTS		Quantity	Unit	Unit Cost	Total Cost
3.1	Sanitary Sewer Main, Size 8"	26,970	LF	\$ 73.00	\$1,968,844.31
3.2	Sanitary Sewer Main, Size 12"	447	LF	\$ 120.00	\$53,653.20
3.3	Sanitary Sewer Main, Size 12" - Offsite	10,872	LF	\$ 120.00	\$1,304,675.52
3.4	Sanitary Sewer Manhole	99	EA	\$ 7,295.33	\$722,237.67
				Subtotal Sanitary Sewer Improvements	\$4,049,410.70

Section 4 WATER IMPROVEMENTS		Quantity	Unit	Unit Cost	Total Cost
4.1	8" PVC Main (Including valves and fittings)	31,426	LF	\$ 86.00	\$2,702,637.72
4.2	12" PVC Main (Including valves and fittings)	2,400	LF	\$ 137.50	\$330,050.88
4.3	12" PVC Main (Including valves and fittings) - Offsite	12,032	LF	\$ 137.50	\$1,654,333.73
4.4	16" PVC Main (Including valves and fittings)	1,140	LF	\$ 137.50	\$156,684.00
4.5	Fire Hydrant Assembly	66	EA	\$ 6,865.00	\$453,090.00
4.6	Pumphouse	1	EA	\$ 1,100,000.00	\$1,100,000.00
				Subtotal Water Improvements	\$6,396,796.32

Section 5 DRAINAGE		Quantity	Unit	Unit Cost	Total Cost
5.1	22" x 14" Elliptical Concrete Arch Pipe	155	LF	\$ 100.00	\$15,489.00
5.2	30" x 19" Elliptical Reinforced Concrete Pipe	944	LF	\$ 150.00	\$141,604.50
5.3	18" RCP Pipe	3,798	LF	\$ 73.67	\$279,824.44
5.4	24" RCP Pipe	5,325	LF	\$ 90.00	\$479,239.20
5.5	30" RCP Pipe	2,578	LF	\$ 120.00	\$309,328.80
5.6	36" RCP Pipe	787	LF	\$ 159.33	\$125,321.01
5.7	42" RCP Pipe	1,343	LF	\$ 198.33	\$266,446.44
5.8	48" RCP Pipe	1,920	LF	\$ 248.33	\$476,753.87
5.9	24" FES	2	EA	\$ 540.00	\$1,080.00
5.10	36" FES	1	EA	\$ 1,000.00	\$1,000.00
5.11	48" FES	1	EA	\$ 1,500.00	\$1,500.00
5.12	End Treatment- Headwall	3	EA	\$ 2,000.00	\$6,000.00
5.13	Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	14	EA	\$ 9,600.00	\$134,400.00
5.14	Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	40	EA	\$ 9,600.00	\$384,000.00
5.15	Storm Sewer Manhole	64	EA	\$ 9,166.67	\$586,666.88
5.18	Storm Sewer Manhole, Slab Base	64	EA	\$ 6,395.00	\$409,280.00
5.19	CDOT Type C Inlet	1	EA	\$ 2,500.00	\$2,500.00
5.20	East Full Spectrum Water Quality & Detention Pond	1	EA	\$ 350,000.00	\$350,000.00
5.21	West Full Spectrum Water Quality & Detention Pond	1	EA	\$ 200,000.00	\$200,000.00
5.22	Northeast Full Spectrum Water Quality & Detention Pond	1	EA	\$ 65,000.00	\$65,000.00
Subtotal Drainage Improvements					\$4,235,434.14

Section 6 LANDSCAPE		Quantity	Unit	Unit Cost	Total Cost
6.1	Streetscape & Open Space	1,796,039	SF	\$ 4.50	\$ 8,082,176
6.2	Irrigation Meter (1.0")	2	EA	\$ 15,000.00	\$ 30,000
6.3	Irrigation Meter (1.5")	2	EA	\$ 22,500.00	\$ 45,000
6.4	Irrigation Meter (2.0")	1	EA	\$ 30,000.00	\$ 30,000
6.5	Parks	3	EA	\$ 425,000.00	\$ 1,275,000
Subtotal Landscape Improvements					\$ 9,462,176

Subtotal Site Hard Costs \$38,471,520.11

Section 7 SOFT COSTS		Percentage	Total Cost
8.1	Engineering Materials Testing	0.75%	\$288,536.40
8.2	Construction Survey	0.50%	\$192,357.60
8.3	Design Engineering	8.00%	\$3,077,721.61
8.4	Traffic Control	0.75%	\$288,536.40
8.5	Construction Supervision	2.00%	\$769,430.40
8.6	Project Management	2.50%	\$961,788.00
8.7	Landscape and Irrigation	2.00%	\$769,430.40
8.8	Mobilization/Demobilization/Contractor Permits	3.00%	\$1,154,145.60
8.9	Contingency	10%	\$3,847,152.01
Subtotal Site Soft Costs			\$11,349,098.43

TOTAL \$49,820,618.55

General Notes:

1	<i>Since ENGINEER has no control over the costs of labor, materials, equipment, services provided by others, or over the Contractors method of determining pricing, or over the competitive bidding or market conditions, the opinion of probable cost provided herein are made on the basis of experience and qualifications. Engineer cannot and does not guarantee that proposals, bids or actual Projects or construction Cost will not vary from this opinion of probable costs.</i>
2	<i>This summary of probable construction cost was prepared for estimating purposes only. Matrix Design Group cannot be held responsible for variances from this estimate as actual costs may vary due to bid and market fluctuations.</i>
3	<i>Totals and Unit Prices are calculated in Present Worth or Present Value dollars. Adjustments should be made for years beyond the present year to better estimate needed capital dollars if used as a future capital improvement plan.</i>
4	<i>This cost opinion does not include estimates for land acquisition, development or construction permitting, environmental remediation or special handling of materials other than identified within the cost opinion line items.</i>
5	<i>Cost Opinion has been performed using quantities from the PUDSP Amendment, dated February 2021, by Matrix. Some cost utilized have been provided by others based on recent construction projects within the City of Colorado Springs geographic region.</i>