



Drexel, Barrell & Co.

December 1, 2021

El Paso County Development Services
Attn: Elizabeth Nijkamp, Engineer Manager
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Falcon Marketplace Filing No. 1
Request for deferred credits and reimbursement for
Major Drainage Improvements – Falcon Drainage Basin

Ms. Nijkamp:

On behalf of Evergreen, Drexel, Barrell & Co. is requesting drainage credits/reimbursement for construction costs associated with construction of a sub-regional detention pond and approximately 1,800' of major drainageway facilities beginning at Woodmen Road just west of Meridian Road and extending upstream to the north property line of the Falcon Marketplace development. This letter of request and supplemental materials hereby submitted to El Paso County for review and hopeful recommendation for approval to forward to the City of Colorado Springs/El Paso County Drainage Board for a formal hearing for approval.

Evergreen believes this application satisfies the requirements of the El Paso County Drainage Criteria Manual for establishment of drainage/land credits for constructed drainage improvements and for public drainage land dedication.

Evergreen is requesting fulfillment of drainage fee pre-credits of \$779,058.60 from the recording of the Falcon Marketplace Filing No. 1 final plat as recorded on 12-23-19.

Evergreen is requesting a drainage fee reimbursement of \$1,653,847.43.

Evergreen is also requesting a land fee reimbursement of \$938,112.90.

The total credits and reimbursements requested is \$3,371,018.93.

Description of Drainage Improvements for requested reimbursement:

The major public drainage improvements for Falcon Marketplace included a sub-regional pond and related improvements. This pond is identified as Pond SR-4 in the Falcon DBPS. Pond inflow facilities including a grouted rip-rap rundown with cutoff walls, maintenance roads, forebays, trickle channel, outlet structure with micropool, rip-rap spillway and revegetation. A 96" RCP outfall pipe system to a drainage channel along Woodmen Road to existing culverts under Woodmen Road.

The drainage improvements have been designed and constructed in general conformance with the Falcon Drainage Basin Planning Study (DBPS) as adopted on October 7, 2015, and current El Paso County drainage design criteria. A CLOMR was approved for pre-construction of the facilities and a LOMR was issued on October 7, 2021 under Case No. 21-08-0534P with an effective date of February 22, 2022.

Evergreen and/or the prior development owner LGHI Falcon, LLC secured four bids from local contractors for the construction of the site improvements to include the major drainage facilities. We have identified the line items associated with the major drainage facilities to compare the bids. The construction contract was awarded to HEI Civil. The bids are as follows:

HEI Civil	- \$1,809,742.25
Wildcat Construction	- \$1,770,800.00
Bryan Construction	- \$1,580,981.00
Fiore & Sons	- \$1,927,823.33

Description of Land Dedication for requested reimbursement:

The land dedication for the major public drainage improvements for Falcon Marketplace Filing No. 1 included Tract A (5.904 acres) where Pond SR-4 is located and Tract B (0.437 acres) where the outfall channel along Woodmen Road is located. We are requesting a land reimbursement cost for the total 6.341 acres at a rate of \$147,944 per acre based upon the sales price of Lots 2 and 3 (total of 11.286 acres) of Falcon Marketplace Filing No.1 in January of 2020. The settlement statement is attached for reference.

Based upon the cost of the drainage facilities being above and beyond the cost estimate for the facilities provided in the Falcon DBPS of \$1,435,000, we anticipate working with County staff to request an increase in the Drainage Basin Fee once a final reimbursement number is agreed upon and a tally of remaining un-platted acreage is provided by the County.

We look forward to working with you during the review process of this request. Please contact us with any questions or requests for additional information.

Respectfully,

Drexel, Barrell & Co.



Tim D. McConnell, P.E.
Principal, Regional Manager