Drexel, Barrell & Co.

Engineers/Surveyors

Colorado Springs
Lafayette

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Colorado Springs, CO 80903

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November 10, 2026

El Paso County Department of Public Works/El Paso County Drainage Board
Engineering Division
3275 Akers Drive
Colorado Springs, CO 80922

RE: Request for Reimbursable Drainage Improvements Cost Recovery
Haven Valley Subdivision – El Paso County PCD File No. SF2323
Public Outfall Improvements and Private Full-Spectrum EDB

Owner
Challenger Communities, LLC
8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920

Applicant
Drexel, Barrell & Co. (DBCO)
101 Sahwatch Street, #100
Colorado Springs, CO 80903

Reimbursement Request for Drainage Improvements

Request 1 - Haven Valley Public Storm Sewer Outfall Improvements

DBCO, on behalf of Challenger Communities, LLC, respectfully requests El Paso County/El Paso County Drainage Board review and approval of drainage cost recovery in the amount of $698,084.13 for the public storm sewer outfall improvements constructed in association with the Haven Valley development. The request includes 100% of the documented eligible outfall costs, plus 10% engineering fee allowance as summarized below.

Description – Outfall Improvements

Haven Valley is located in the Security Drainage Basin at the intersection of Alturas Drive and Cable Lane. The approved Final Drainage Report for Haven Valley by Drexel, Barrell & Co., August 2024, describes a public storm sewer system that conveys releases from Pond 1 and tributary drainage to Widefield Drive and Pecos Drive, where the system returns flows to the historic downstream drainage route.

The reimbursable outfall improvements include the public storm sewer and related appurtenances associated with the Widefield/Pecos system, with directly related surface restoration and utility adjustments and relocations documented in the cost schedule. The approved report identifies the 24” storm pipe from DP-9 and the downstream 36” RCP equivalent elliptical pipe system at DP-J5 as public reimbursable facilities identified in the Little Johnson/Security Drainage Basin Planning Study (DBPS). The

system terminates at a pair of Type R 'bubbler' inlets in Widefield Drive and includes small diameter drain outlets for nuisance flows from the bottom of the inlets.

Basis for Cost Recovery

- The approved Final Drainage Report states that reimbursement for the storm sewer outfall is anticipated in accordance with El Paso County drainage criteria and the Little Johnson/Security DBPS.
- The outfall system is described in the approved report as a public reimbursable facility identified in the DBPS.
- The improvements reduce flooding exposure between existing residences and route pond releases and tributary runoff to Widefield Drive along the historic drainage path at reduced rates.
- The request amount is based on documented costs as per the contractor invoices, payments, and summary worksheet with the requested 10% allowance shown separately.

COST ITEM	AMOUNT
Eligible Outfall Construction Costs (100%)	$ 634,621.94
Engineering Fee Allowance (10%)	$ 63,462.19
Total Outfall Cost Recovery Request	**$ 698,084.13**

Request 2 - Haven Valley Private Full-Spectrum EDB

DBCO, on behalf of Challenger Communities, LLC, respectfully requests El Paso County review and approval of drainage cost recovery in the amount of $270,744.15 for Haven Valley Pond 1. The request represents 50% of the documented eligible pond construction costs, plus 10% engineering fee allowance applied to the eligible share as outlined below.

Description – Full-Spectrum EDB

Pond 1 is a private full-spectrum extended detention basin maintained by the Haven Valley Metropolitan District and located southwest of the Haven Valley site within a 1.29-acre drainage easement. The approved Final Drainage Report for Haven Valley by Drexel, Barrell & Co., August 2024, states that the pond serves the Haven Valley development and upstream tributary areas where a lack of upstream detention has contributed to chronic flooding between two existing residences at 412 & 416 Pecos Drive that have experienced chronic flooding in the past.

The approved report identifies 41.99 acres tributary to Pond 1 and describes the facility as providing water quality treatment and detention with releases controlled to less than historic peak rates. Pond components include 3 concrete forebays with energy dissipaters, a concrete trickle channel, micropool, modified Type C outlet structure, discharge piping, maintenance access, and an emergency spillway and overflow conveyance system.

Basis for 50% Cost Recovery

As documented in Section 10.0 of the approved Final Drainage Report, Pond 1 qualifies for 50% reimbursement under the applicable El Paso County criteria for qualifying onsite detention facilities. The report documents the following basis:

- The regional system identified along Widefield Drive was not in place when the facility was required.
- The pond is less than 15 acre-feet from the lowest outlet to the emergency spillway crest; the approved report identifies a proposed volume of roughly 4.54 acre-feet.
- The onsite pond is not itself part of the regional plan.
- The outlet is designed to release at less than historic levels for events from the 2-year through the 100-year storm.
- Design and construction are subject to County approval and the Haven Valley Metropolitan District is identified as responsible for maintenance.
- The requested amount is based on the documented pond costs as per the contractor invoices, payments, and summary worksheet. The 50% eligible share and the requested 10% allowance are shown separately for review.

COST ITEM	AMOUNT
Eligible Pond Construction Costs (100%)	$ 492,262.09
Eligible Share (50%)	$ 246,131.05
Engineering Fee Allowance (10%)	$ 24,613.10
Total Pond Cost Recovery Request	**$ 270,744.15**

Supporting Documentation

- Approved Final Drainage Report for Haven Valley (August 2024), Cover Page and Sections 1.0, 9.0, and 10.0 excerpts and the Little Johnson/Security DBPS Table 7 and Drawing Sheet 22 excerpts
- Contractor bids and proposals
- Cost recovery worksheets/cost schedules
- Contractor invoices, payment records, and applicable change order documents

Reimbursement Summary Request

The table below combines the outfall and pond cost recovery requests and deducts the $169,851 in deferred drainage fees identified in Section 9.0 of the approved Final Drainage Report.

COST ITEM	AMOUNT
Request 1 Public Outfall Improvements	$ 698,084.13
Request 2 Private Pond 1	$ 270,744.15
Combined Reimbursement Before Fee Deduction	$ 968,828.28
Less Deferred Drainage Fees	$ (169,851.00)
Net Reimbursement Requested	**$ 798,977.28**

We respectfully request County/Drainage Board review and approval of this cost recovery request through the Drainage Basin Fee Program for the Security Drainage Basin, subject to County verification of eligible costs and supporting documentation.

Please contact DBCO if additional information or documentation is required.

Respectfully,

Drexel, Barrell & Co.



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